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MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

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MAR 06 1996

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THURSDAY
JANUARY 11, 1996

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

PRESENT: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills, Prowler

THE METING WAS CALLED TO ORDER BY COMMISSION SECRETARY AVERY AT 1:35 P.M. COMMISSIONER LOWENBERG WAS ELECTED AS CHAIR UNTIL SUCH TIME AS ELECTION OF OFFICERS COULD BE HELD.

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Milton Edelin, Alec Bash, Pedro Arce, Larry Badiner, Angelica Chiong, Paul Deutsch, Scott Dowdee, David Feltham, May Fung, Mary Gallagher, Amit Ghosh, Elizabeth Gordon, Gerald Green, Inge Horton, Alison Kendall, Eva Liebermann, Paul Lord, Paul Maltzer, Larry McDonald, Paul Rosetter, Barbara Sahn, Lois Scott, Bill Wycko, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.698EG (MARSH)
PACIFIC STOCK EXCHANGE BUILDING, 155 SANSOME STREET, being Lot 1A in Assessor's Block 268. The proposal is to amend Appendix A to Article 11 to include the 155 Sansome Street portion of the Pacific Stock Exchange Building site to the list of Category 1 Significant Buildings pursuant to Sections 1102, 1105 and 1106 of the Planning Code.
(This matter has been withdrawn)
2. 95.522D (PASSMORE)
861 ROCKDALE DRIVE, Lot 35 in Assessor's Block No. 296A - Request for Discretionary Review of Building Permit Application No. 9508126 for a one story addition to the existing one story over garage single family house.
(Continued from the Regular Meeting of November 9, 1995)
(Proposed for continuance to January 18, 1996)

ACTION: Continued as proposed

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills, Prowler

3. 95.454C (PEARL)
543 BAKER STREET, west side, between Fulton and Grove Streets; Lot 35 in Assessor's Block 1184: -- Request for Conditional Use authorization under Section 209.6.(b) of the Planning Code to install a total of six antennas and two base transceiver stations on the roof of the existing building as part of a wireless communication network in an RM-1 (Mixed, Residential: Low Density) District and a 40-X Height and Bulk District.
(Proposed for indefinite continuance to January 18, 1996)

ACTION: Continued as amended

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills, Prowler

4. 95.455C (PEARL)
1740 SLOAT BOULEVARD, northeast corner of Thirty-Fifth Avenue; Lot 10 in Assessor's Block 2522: -- Request for Conditional Use authorization under Section 209.6.(b) of the Planning Code to install a total of six antennas on the roof of the existing building and two base transceiver stations as part of a wireless communication network in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
(Proposed for indefinite continuance to January 18, 1996)

ACTION: Continued as amended

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills, Prowler

5. 95.456C (PEARL)
401 - 43RD AVENUE, southwest corner of Clement Street; Lot 01 in Assessor's Block 1475: -- Request for Conditional Use authorization under Section 209.6.(b) of the Planning Code to install a total of six antennas and two base transceiver stations on the roof of the existing building as part of a wireless communication network in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
(Proposed for indefinite continuance to January 18, 1996)

ACTION: Continued as amended

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills, Prowler

6. 95.457C (PEARL)
1399 - 43RD AVENUE, northwest corner of Judah Street; Lot 59 in Assessor's Block 1798: -- Request for Conditional Use authorization under Section 209.6.(b) of the Planning Code to install a total of six antennas and two base transceiver stations on the roof of the existing building as part of a wireless communication network in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
(Proposed for indefinite continuance to January 18, 1996)

ACTION: Continued as amended

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AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills, Prowler

7. 95.459C (PEARL)
35 RUSSIA AVENUE, northwest corner of London Street; Lot 18 in Assessor's Block 5084: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations on the roof of the existing building as part of a wireless communication network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Proposed for ~~indefinite~~ continuance to January 18, 1996)

ACTION: Continued as amended

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills, Prowler

8. 95.521C (PEARL)
1580 VALENCIA STREET, west side between Cesar Chavez Boulevard (Army Street) and Duncan Street; Lot 01 in Assessor's Block 6575: -- Request for Conditional Use authorization under Section 209.6.(b) of the Planning Code to install a total of nine antennas at the roof level of the existing building and a ground level equipment building as part of a cellular communication facility located in an RH-2 (House, Two-Family) District and a 105-E Height and Bulk District.
(Proposed for continuance to January 18 February 8, 1996)

ACTION: Continued as amended

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills, Prowler

9. 95.604CV (BERKOWITZ)
1438 - 8TH AVENUE, east side between Judah and Kirkham Streets, Lot 37 in Assessor's Block 1846: Request for Conditional Use Authorization for addition of a third dwelling unit to an existing property located in an RH-2 (House, Two-Family) District. The project also includes a variance request to allow the installation of this third unit without the required off-street parking space. The Zoning Administrator will hold a joint hearing on the parking variance at the time the Commission holds a hearing on the conditional use request.
(Proposed for continuance to January 18, 1996)

ACTION: Continued as proposed

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills, Prowler

- 10a. 95.358C (PEARL)
314 - 11TH STREET (PARADISE LOUNGE), southwest side between Fuison and Harrison Streets; Lot 2 in Assessor's Block 3521: -- Request for Conditional Use authorization under Sections 816.39 and 181.(f) of the Planning Code to expand an

existing Nighttime Entertainment Use (Paradise Lounge nightclub) in an SLR (Service/Light Industrial/Residential) District and a 50-X Height and Bulk District.
(Proposed for continuance to January 18, 1996)

ACTION: Continued as proposed

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills, Prowler

10b. 95.358V

314 - 11TH STREET (PARADISE LOUNGE), southwest side, between Folsom and Harrison Street; Lot 2 in Assessor's Block 3521 in an SLR (Service/Light Industrial/Residential) Zoning District and a 50-X Height and Bulk District.

OFF-STREET PARKING VARIANCE SOUGHT: The proposal is to expand an existing two-story, 4,550 square foot Nighttime Entertainment/Arts Activity (Paradise Lounge nightclub) into an adjacent, one-story and mezzanine, 4,430 square foot former Motor Vehicle Repair.

(Proposed for continuance to January 18, 1996)

ACTION: Continued as proposed

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills, Prowler

11a. 95.619C

(PEARL)

251 CLEMENT STREET/302 FOURTH AVENUE, southeast corner of Fourth Avenue; Lot 37 in Assessor's Block 1435: -- Request for authorization of Conditional Use under Section 161.(j) of the Planning Code to reduce the residential parking requirement related to the conversion of three existing second-story offices to two dwelling units in the Inner Clement Neighborhood Commercial District and 40-X Height and Bulk District.

(Proposed for continuance to January 18, 1996)

ACTION: Continued as proposed

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills, Prowler

11b. 95.619V

251 CLEMENT STREET/302 FOURTH AVENUE, southeast corner of Fourth Avenue; Lot 37 in Assessor's Block 1435 in the Inner Clement Neighborhood Commercial Zoning District and 40-X Height and Bulk District.

REAR YARD AND USABLE OPEN SPACE VARIANCES SOUGHT: The proposal is to convert the second story of an existing commercial building to two dwelling units.

(Proposed for continuance to January 18, 1996)

ACTION: Continued as proposed

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills, Prowler

12. 95.348C (PEARL)
1700 HAIGHT STREET, northwest corner of Cole Street; Lot 33 in Assessor's Block 1229: -- Request for Conditional Use authorization under Section 719.83 of the Planning Code to install a total of nine antennas and a base transceiver station as part of a wireless communication network on the roof of the existing building located in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of December 14, 1995)

(Proposed for continuance to ~~January 18~~ February 1, 1996)

ACTION: Continued as amended

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills, Prowler

13. 95.389C (PEARL)
6143-6153 GEARY BOULEVARD, southeast corner of 26th Avenue; Lot 35A in Assessor's Block 1519: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of December 14, 1995)

(Proposed for continuance to ~~January 18~~ February 1, 1996)

ACTION: Continued as amended

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills, Prowler

14. 95.390C (PEARL)
2696 GEARY BOULEVARD, north side, between Masonic Avenue and Emerson Street; Lot 04 in Assessor's Block 1071: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of December 14, 1995)

(Proposed for continuance to ~~January 18~~ February 1, 1996)

ACTION: Continued as amended

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills, Prowler

15. 95.391C (PEARL)
1400 LOMBARD STREET, southwest corner of Van Ness Avenue; Lot 10 in Assessor's Block 498: -- Request for Conditional Use authorization under Section 209.6.(b) of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an RC-3 (Residential-Commercial, Combined: Medium Density) District and a 65-A Height and Bulk District.

(Continued from Regular Meeting of December 14, 1995)

(Proposed for continuance to ~~January 18~~ February 1, 1996)

ACTION: Continued as amended

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills,
Prowler

16. 95.392C (PEARL)

2505 LOMBARD STREET, southwest corner of Divisadero Street; Lot 01 in Assessor's Block 938: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of December 14, 1995)

(Proposed for continuance to ~~January 18~~ February 1, 1996)

ACTION: Continued as amended

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills,
Prowler

17. 95.393C (PEARL)

669-677 PORTOLA DRIVE, south side, between Teresita Boulevard and Fowler Avenue; Lot 17 in Assessor's Block 2901B: -- Request for Conditional Use authorization under Section 710.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-1 (Neighborhood Commercial Cluster) District and a 26-X Height and Bulk District.

(Continued from Regular Meeting of December 14, 1995)

(Proposed for continuance to ~~January 18~~ February 1, 1996)

ACTION: Continued as amended

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills,
Prowler

18. 95.394C (PEARL)

2324 MARKET STREET, northwest side, between 16th and Castro Streets; Lot 4 in Assessor's Block 3562: -- Request for Conditional Use authorization to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an Upper Market Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of December 14, 1995)

(Proposed for continuance to ~~January 18~~ February 1, 1996)

ACTION: Continued as amended

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills,
Prowler

19. 95.509C (PEARL)

1290 - 20TH AVENUE, northeast corner of Irving Street; Lot 25 in Assessor's Block 1731: -- Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of six antennas and associated radio equipment as part of a wireless communication network (Enhanced Specialized Mobile Radio) on the roof and in the garage of the existing building located in an NC-2 (Small-Scale Neighborhood Commercial) District and a 105-A Height and Bulk District.

(Proposed for continuance to ~~January 18~~ February 8, 1996)

ACTION: Continued as amended

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills, Prowler

20. 95.510C (PEARL)

445 WAWONA STREET, generally bounded on the north by Wawona Street, on the east by 15th Avenue, on the south by Assessor's Block 2541, and on the west by 19th Avenue; Lot 8 in Assessor's Block 2540: -- Request for Conditional Use authorization under Section 209.6.(b) of the Planning Code to install a total of six antennas and associated radio equipment as part of a wireless communication network (Enhanced Specialized Mobile Radio) on the roof and in the penthouse of the existing building located in RH-1(D) (House, One-Family: Detached)/ RH-2 (House, Two-Family) Districts and a 40-X Height and Bulk District.

(Proposed for continuance to ~~January 18~~ February 8, 1996)

ACTION: Continued as amended

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills, Prowler

21. 95.441D (PASSMORE)

25 SAN ANSELMO AVENUE, north side between Santa Clara Avenue and Portola Drive, Lot 12 in Assessor's Block No. 3072A. Request for Discretionary Review of Building Permit Application #9511341 for the replacement of an existing attic story with a new second floor story and the remodeling of the first floor in an RH-1 (D) (Residential, One-Family, Detached) District. The initial second floor proposal has been redesigned and considerably reduced in height and in size through the recommendation of the Planning Department.

(Continued from the Regular Meeting of December 14, 1995)

(Proposed for continuance to January 18, 1996)

ACTION: Continued as proposed

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills, Prowler

22. 94.555EC (PAEZ)

801-831 SILVER AVENUE, north side at Cambridge Street, Lot 25 in Assessor's Block 5900A: Request for a Conditional Use to allow the expansion of an existing private religious school to accommodate up to 900 students within 36 classrooms (preschool through eighth grade) and to provide up to five units of on-site housing, as well as to treat the approximately 4.8 acre site as a Planned Unit Development

allowing modification of the City Planning Code requirements for front setback and rear yard open area to permit the existing paved vehicular access driveways and off-street parking areas to be relocated and reconfigured. The request also includes review of the request to demolish approximately 21,336 square-feet of the existing Architecturally Significant school building, construction of an approximately 60,000 square-foot addition and for the seismic retrofit of the portion of the existing building to be retained, for consistency with Section 101.1 of the City Planning Code. The subject site is located in an RH-1 (Residential House, One-Family) District and within a 40-X Height and Bulk District.

(Continued from the Regular Meeting of November 30, 1995)

(Proposed for continuance to February 1, 1996)

ACTION: Continued as proposed

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills, Prowler

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

****Introduction and welcoming comments by the City Attorney's Land Use Division staff--Judy Boyajian, Andrew Schwartz, Clair Sylvia, Kate Stacy, Noreen Ambrose; (1) Mike Page, re: introduction and Welcome to new Commissioners; (2) Patricia Vaughney, re: introduction and welcome, -ask fairness to public from new commissioners, -what is the long range plan; (3) Stewart Morton, re: welcome to new commissioners on behalf of the Landmarks Board, -list of continued landmark designations from the Board; (4) Philip Carlton, re: GTE MobilNet equipment at 1300 26th Ave.; (5) John Bardis, re: -welcome, -housing stock in the city; (6) Anita Theoharis, re: -congratulations and welcome to new commissioners and retention of continuing ones, -Westwood Park as the first Residential Character District in San Francisco; (7) Bernard Choden, re: welcome the new commissioners and offer support from San Francisco Tomorrow**

C. COMMISSIONERS' QUESTIONS AND MATTERS

23. Consideration of adoption -- Draft minutes of December 7, and December 14, 1995.

ACTION: Approved as drafted

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills, Prowler

Martin: Welcome to new commissioners

Lowenberg: Welcome and request for Department briefings of new commissioners

D. DIRECTOR'S REPORT

24. Informational presentation and overview of the Planning Department's Mission and Goals, Vision, Organization, and Budget.

SPEAKERS: John Bardis, Sue Hestor

ACTION: Informational only. No action required

25. **DIRECTOR'S ANNOUNCEMENTS**

-Joint Powers Board met & decided that CalTrain functions will be housed in existing terminal underground

-on 1/2/96, the Rules Committee of the Board met on Lobos Creek water supply

26. **BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS**

BPA: 14 Edgehill Way and 50 Graystone Ter.

Prowler: -Review policy of bringing Tier III cases before the Commission

-would like to see Discretionary Review policy and guidelines with staff recommendations

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

27. **5500 ANZA STREET** informational presentation of Building Permit Application Number 9508935 proposing a two-story rear addition, facade alterations.

ACTION: No opposition. No DR. Approved as proposed

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills, Prowler

28. **1727 FELTON STREET,** Lot 39 in Assessor's Block No. 5965 - Informational Presentation of Building Permit Application No. 9519334. The proposal is to construct a new rear deck and wheel chair lift with ramps to provide accessibility to the rear yard.

ACTION: No opposition. No DR. Approved as proposed

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills, Prowler

29. **1007 CAROLINA STREET,** Lot 43 in Assessor's Block No. 4161 - Informational Presentation of Building Permit Application No. 9518907. The proposal is for construction of a new two unit residential house.

ACTION: Discretionary Review has been filed. The matter is no longer before the Commission for consideration as a Tier III case.

F. REGULAR CALENDAR

30. (FELTHAM)

SAN FRANCISCO TRIP STORE (TICKETRANS)-CONTRACT AND EXTENSION,
Approval of a Resolution authorizing the Director of Planning to extend the existing contract with Crain & Associates, Inc. for 45 days through March 4-30, 1996 for continued operation of the existing Trip Stores.

SPEAKERS: None

ACTION: Approved as proposed

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills,
Prowler

NOES: None

RESOLUTION NO. 14034

31. 95.677T (BASH)

Consideration of Initiation of amendment to City Planning Code Section 983(e)3 concerning Mission Bay to provide a 25 year termination period beyond the current 10 year termination period for fully enclosed warehouse buildings east of Third Street.

SPEAKERS: Dick Millett, Howard Wexler

ACTION: Approved as proposed

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Martin, Mills,
Prowler

NOES: None

MOTION NO. 14035

32. 95.483C (McDONALD)

1200-1280 COLUMBUS AVENUE, known as Marriott Fisherman's Wharf Hotel, east side between Bay and North Point Streets; Lots 9 and 15 in Assessor's Block 28: Request for authorization of conditional use to amend the conditions of approval of a Planned Unit Development previously approved under Resolution No. 93'8. The proposal is to demolish an existing four-story office building and construct a new 30-room addition to an existing 255-room hotel with 3675 sq. ft. of new retail lease space on the ground floor. The addition will be 40 feet high and no additional parking beyond the existing 64 spaces now provided is proposed or required. The subject site is located in a C-2 (Community Business) district and the Northern Waterfront Special Use District No. 2 with a 40-X height and bulk designation.

SPEAKERS: Dick Millett, Howard Wexler

ACTION: Approved with conditions as drafted

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Mills, Prowler

NOES: None

ABSENT: Commissioner Martin

MOTION NO. 14036

33. 95.571T (GREEN)

VAN NESS SPECIAL USE DISTRICT, property generally fronting on Van Ness Avenue from Redwood Street north to Broadway, Assessor's Block 574, Lots 14, 15, 16, 17 and 18; Assessor's Block 575, Lots 3 and 15; Assessor's Block 594, Lots 1 and 2; Assessor's Block 595, Lots 5, 6, and 8; Assessor's Block 598, Lots 9, 9A, 9B, 10, 10B, and 10A; Assessor's Block 599, Lots 1, 8, 126, and 127; Assessor's Block 618, Lots 1, 1B, 1A, and 2; Assessor's Block 619, Lots 9, 10, 11, and 12; Assessor's Block 622, Lots 13, 18, and 19; Assessor's Block 623, Lots 1, 1A, 1B, and 2; Assessor's Block 642, Lots 1, 3, 4, and 5; Assessor's Block 643, Lots 13, 15, 17, and 18; Assessor's Block 646, Lots 12 and 16; Assessor's Block 647, Lots 1, 2, 3, and 4; Assessor's Block 666, Lots 1, 3, 4, 5, 6, 6A, 7, 9, 10, and 25-29; Assessor's Block 667, Lots 5, 7-10, 12-14, 16-18, and 18A; Assessor's Block 670, Lots 9-20 and 22-24; Assessor's Block 671, Lots 1, 2, and 7; Assessor's Block 690; Lots 1, 1A, and 13; Assessor's Block 691, Lots 3, 5, 8, 11, 12, and 12A; Assessor's Blocks 694 and 695; Assessor's Block 714, Lots 17, 18, and 20-27; Assessor's Block 715, Lots 5 and 9; Assessor's Block 718, Lots 6, 8, 9, 10-14, and 17-21; Assessor's Block 719, Lots 1, 2, and 13; Assessor's Block 738, Lots 5, 17, and 22-44; Assessor's Block 739, Lots 5-12; Assessor's Block 742, Lots 4 and 6-10; Assessor's Block 743, Lots 1, 2, and 203; Assessor's Block 762; Assessor's Block 763, Lots 8-14; Assessor's Block 766, Lots 7-10: Request for Amendment of Planning Code Section 243 to prohibit activities defined as Adult Entertainment Enterprises (Section 221(k) within the Van Ness Special Use District.

SPEAKERS: (pro) Marie Brooks, John Sanger, Laurence Pratt, John Gibbs, Bernard Werth, William Steen, Jeff Ovale, Greg Holzman, Douglas Tolchin

ACTION: Approved as drafted

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Mills, Prowler

NOES: None

ABSENT: Commissioner Martin

RESOLUTION NO. 14037

34. 95.654C (GORDON)

2101 MARKET STREET, southwest corner at Church Street, Lot 01 in Assessor's Block 3543--Request for Conditional Use authorization to establish a Financial Service use (as defined by Section 790.110 of the Planning Code) on the ground floor of an existing three story commercial building (as required by Section 721.49 of the Planning Code) in the Upper Market Street Neighborhood Commercial District.

SPEAKERS: None

ACTION: Approved with conditions as modified: under Findings, delete the last sentence of #7c and #7d2; add language to Finding #8g that says ...The Project Sponsor has agreed to eliminate the addition; under Conditions of Approval, delete the words 'make every effort to' from items 3 and 4.

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Mills, Prowler

NOES: None

ABSENT: Commissioner Martin

MOTION NO. 14038

35a. 95.268C

(PEARL)

2940 FOLSOM STREET, west side, between 25th and 26th Streets; Lot 08 in Assessor's Block 6525: -- Request for Conditional Use authorization under Sections 209.1.(g) and 209.9.(f) of the Planning Code to establish four dwelling units and one live/work unit providing arts related activities within an existing one-story building in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

SPEAKERS: Peter Lynch - project sponsor, Glenda Powell

ACTION: Approved with conditions as modified: add to Condition #1 the following language: ...labeled Exhibit B subject to the rear yard variance determination by the Zoning Administrator; on page 4, item #9c, delete the second sentence; add a new condition that addresses noise with the following language: The building has to be brought into compliance and thereafter maintained to the applicable San Francisco Building & Housing Codes and noise regulations of the Police Code; add language that states that a Notice of Special Restriction is to be recorded as an artist live/work unit.

AYES: Commissioners Boomer, Chinchilla, Lowenberg, Marks, Mills, Prowler

NOES: None

ABSENT: Commissioner Martin

MOTION NO. 14039

35b. 95.268V

(PEARL)

2940 FOLSOM STREET, west side, between Twenty-Fifth and Twenty-Sixth Streets; Lot 08 in Assessor's Block 6525 in an RH-2 (House, Two-Family) Zoning District and 40-X Height and Bulk District.

REAR YARD VARIANCE SOUGHT: The proposal is to convert an existing one-story former industrial building to four dwelling units and one live/work unit providing arts related activities. A 6,315 square foot, second story addition, approximately 26 feet 9 inches tall, is also proposed.

SPEAKERS: Peter Lynch - project sponsor, Glenda Powell

ACTION: Following testimony, the Zoning Administrator closed public and indicated his intent to approve.

Adjournment -- 7:30 P.M.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, FEBRUARY 8, 1996

ACTION: Approved as corrected: Page 1, STAFF IN ATTENDANCE--add: Pedro Arce, Larry Badiner, Angelica Chiong, Paul Deutsch, Scott Dowdee, David Feltham, May Fung, Mary Gallagher, Amit Ghosh, Elizabeth Gordon, Gerald Green, Inge Horton, Alison Kendall, Eva Liebermann, Paul Lord, Paul Maltzer, Larry McDonald, Paul Rosetter, Barbara Sahm, Lois Scott, Bill Wycko; Page 8, PUBLIC COMMENT--add to City Attorney's Land Use Division staff: Kate Stacy and Noreen Ambrose; Page 9, following item 26, Prowler comment--corrected to read: -Review policy of bringing Tier III cases before the Commission; Page 10, item

31--add case No. 95.677T; Page 11, item 33, ACTION--corrected to read: Approved as drafted, MOTION NO--corrected to read: RESOLUTION NO.; Page 12, Draft Minutes Proposal for Commission Adoption--corrected to February 8, 1996.

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Martin, Mills, Prowler

NOES: None

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

ACCESSIBLE MEETING POLICY

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RECENT PLANNING DEPARTMENT PUBLICATIONS

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Design for Development Framework		
Hunters Point Shipyard - Shipyard Futures	3/1/95	0.00
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C55

#21

1/18/96

MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 18, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

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PRESENT: Commissioners Chinchilla, Adams/Levine, Lowenberg, Marks, Martin, Mills, Prowler

THE METING WAS CALLED TO ORDER BY CHAIRPERSON LOWENBERG AT 1:35 P.M.

Following roll call, Commissioner Adams introduced his replacement of his designated alternate from Ms. Roberta Boomer by Mr. Jerry Levine for the ex-officio seat held by the Public Transportation Commission. At this point Mr. Levine took the seat of Commissioner Adams.

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) **Bernie Choden, re: up-dating the Master Plan;** (2) **Jake McGoldrick, re: The commission should consider having a second Public Comment period on their agenda around 5 p.m.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

1. ELECTION OF OFFICERS: In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall

be fixed by the commission at the first Regular Meeting on or after the 15th day of January each year.

ACTION: Without hearing, continued to January 25, 1996

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Martin, Mills, Prowler

2. PLANNING COMMISSION MEETING SCHEDULE: Proposed amendment to Article IV, Section 1 of the Rules and Regulations of the City Planning Commission by establishing that the Regular Meeting days ...shall be held each Thursday of each month except in any month where there are five (5) Thursdays. Where there are five (5) Thursdays in a month, the fifth Thursday of the month is canceled.

ACTION: Adopted the 1996 CPC Regular Meeting Schedule

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Martin, Mills, Prowler – Voice vote only. Not part of proposed text amendment.

ACTION: In the absence of draft proposed text amendment document, continued to January 25, 1996

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Martin, Mills, Prowler

Chinchilla: -suggests that CPC hold meetings in various neighborhoods about once a quarter. Proposes that the first of these meetings be held in the Mission. Offered to assist in obtaining a location for that meeting.

Martin: -suggested that CPC meetings start at a later time (around 4 or 5 p.m.).

Marks: -wants CPC to stick to a tight schedule.

D. DIRECTOR'S REPORT

3. (MONTANA)
Status report on Lobos Creek Planning Study and Development of Permanent Creek Protection Zoning Controls.

SPEAKERS: Steve Mialini - DPW staff, Margarie Lanican, Shirley Fry

ACTION: Informational only. No action required.

4. DIRECTOR'S ANNOUNCEMENTS

-Board of Supervisors Committee on Base closures

-The Board's Housing & Land Use Committee met this morning on Embarcadero Roadway-selecting the split alternative; also on Code Section 311 on notification of properties within 150 sq. ft.

-Lakeside rezoning to 28 feet

-ABAG projections for next 20 years.

5. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

None

- E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

6. 583 - 16TH AVENUE, informational presentation of Building Permit Application Number 9322842 proposing to construct a one-story rear addition and install a 2nd dwelling unit at the ground floor. The plans have been modified from a previous proposal in order to comply with rear setback and parking requirements.

ACTION: No opposition. No DR. Approved as proposed

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Martin, Mills, Prowler

7. 1265 - 17TH AVENUE, Lot 13 in Assessor's Block No. 1733 - Informational Presentation of Building Permit Application No. 9520055. The proposal is for construction of a two story over garage, three unit building with a 16'0" garage door.

ACTION: No opposition. No DR. Approved as proposed

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Martin, Mills, Prowler

F. REGULAR CALENDAR

8. Public hearing for input on framing the Planning Department budget and work program for Fiscal Year 1996/1997

SPEAKERS: Sue Hestor, John Bardis, Lois Scott, Jake McGoldrick, Art Stamps

ACTION: No action taken

9. 95.604CV (BERKOWITZ)

1438 - 8TH AVENUE, east side between Judah and Kirkham Streets, Lot 37 in Assessor's Block 1846: Request for Conditional Use Authorization for addition of a third dwelling unit to an existing property located in an RH-2 (House, Two-Family) District. The project also includes a variance request to allow the installation of this third unit without the required off-street parking space. The Zoning Administrator will hold a joint hearing on the parking variance at the time the Commission holds a hearing on the conditional use request.

(Continued from Regular Meeting of January 11, 1996)

ACTION: Without hearing, continued to January 25, 1996

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Martin, Mills, Prowler

- 10a. 95.358C (PEARL)

314 - 11TH STREET (PARADISE LOUNGE), southwest side between Folsom and Harrison Streets; Lot 2 in Assessor's Block 3521: -- Request for Conditional Use authorization under Sections 816.39 and 181.(f) of the Planning Code to expand an existing Nighttime Entertainment Use (Paradise Lounge nightclub) in an SLR (Service/Light Industrial/Residential) District and a 50-X Height and Bulk District. (Continued from Regular Meeting of January 11, 1996)

ACTION: Without hearing, continued to February 1, 1996

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Martin, Mills, Prowler

10b. 95.358V

314 - 11TH STREET (PARADISE LOUNGE), southwest side, between Folsom and Harrison Street; Lot 2 in Assessor's Block 3521 in an SLR (Service/Light Industrial/Residential) Zoning District and a 50-X Height and Bulk District.

OFF-STREET PARKING VARIANCE SOUGHT: The proposal is to expand an existing two-story, 4,550 square foot Nighttime Entertainment/Arts Activity (Paradise Lounge nightclub) into an adjacent, one-story and mezzanine, 4,430 square foot former Motor Vehicle Repair.

(Continued from Regular Meeting of January 11, 1996)

ACTION: Without hearing, continued to February 1, 1996

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Martin, Mills, Prowler

11a. 95.619C

(PEARL)

251 CLEMENT STREET/302 FOURTH AVENUE, southeast corner of Fourth Avenue; Lot 37 in Assessor's Block 1435: -- Request for authorization of Conditional Use under Section 161.(j) of the Planning Code to reduce the residential parking requirement related to the conversion of three existing second-story offices to two dwelling units in the Inner Clement Neighborhood Commercial District and 40-X Height and Bulk District.

(Continued from Regular Meeting of January 11, 1996)

ACTION: Without hearing, continued to February 1, 1996

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Martin, Mills, Prowler

11b. 95.619V

251 CLEMENT STREET/302 FOURTH AVENUE, southeast corner of Fourth Avenue; Lot 37 in Assessor's Block 1435 in the Inner Clement Neighborhood Commercial Zoning District and 40-X Height and Bulk District.

REAR YARD AND USABLE OPEN SPACE VARIANCES SOUGHT: The proposal is to convert the second story of an existing commercial building to two dwelling units.

(Continued from Regular Meeting of January 11, 1996)

ACTION: Without hearing, continued to February 1, 1996

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Martin, Mills, Prowler

AT APPROXIMATELY 4:45 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

12. 95.566D

(PASSMORE)

434-436 45TH AVENUE, Lot 20 in Assessor's Block No 1476 - Request for Discretionary Review of Building Permit Application No. 9511640 proposing construction of an additional story, and extensions to the front and rear of an existing two-story two family dwelling within an RH-2 (Residential, House, Two-Family) zoning district.

(Continued without hearing from the Regular Meeting of December 7, 1995)

SPEAKERS: (con) Robert Lim - DR requestor, Jake McGoldrick, Adam Schnel, Laureen Chew, Brian Sager; (pro) Van Ly - rep. of project sponsor

ACTION: Under their discretionary review powers, the Commission approved this proposal with the deletion of the 15 foot rear addition; must provide four (4) off-street parking spaces with two (2) of the spaces as tandem spaces.

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Martin, Mills, Prowler

NOES: None

13. 95.629D (PASSMORE)
5339 ANZA STREET, southside between 44th and 45th Avenues, Lot 36B in Assessor's Block 1587 - Request for Discretionary Review of Building Permit Application No. 9511650 proposing construction of vertical and horizontal addition with bedroom, bath and stairway. The proposed dwelling is in an RH-1 (House, One-Family) District.

SPEAKERS: (con) Mr. Michael Fox - DR requestor, Bob Human, Hank Senior, Joann Fox, Rose Linda Smith, Jackie Taylor, Christina Chan; (pro) Oscar Wong - project owner

ACTION: Under their discretionary review powers, the Commission disapproved this proposal.

AYES: Commissioners Levine, Lowenberg, Marks, Martin, Mills

NOES: Commissioners Chinchilla and Prowler

14. 95.537D (PASSMORE)
1650 MASONIC AVENUE, eastside by Upper Terrace, Lot 53 in Assessor's Block 2607 - Request for Discretionary Review of Building Permit Application No. 9503439 proposing construction of a two story over garage single family dwelling facing Masonic Avenue and to the rear on an existing single-family dwelling facing Upper Terrace on the same lot. The proposed dwelling is in an RH-2 (House, Two-Family) District.

SPEAKERS: (con) Douglas Carrol - DR requestor, Greg Delori, Tom White, Carol Lando, Jerry Ellis, Dr. Cynthia Kay, Oscar Vines; (pro) Don Vertz - project sponsor

ACTION: Under their discretionary review powers, the Commission approved this proposal with the direction to staff that the final plans are to come back before the Commission.

AYES: Commissioners Chinchilla, Levine, Lowenberg, Martin, Mills, Prowler

NOES: None

EXCUSED: Commissioner Marks

15. 95.441D (PASSMORE)
25 SAN ANSELMO AVENUE, north side between Santa Clara Avenue and Portola Drive, Lot 12 in Assessor's Block No. 3072A. Request for Discretionary Review of Building Permit Application #9511341 for the replacement of an existing attic story with a new second floor story and the remodeling of the first floor in an RH-1 (D) (Residential, One-Family, Detached) District. The initial second floor proposal has

been redesigned and considerably reduced in height and in size through the recommendation of the Planning Department.

(Continued from Regular Meeting of January 11, 1996)

ACTION: Without hearing, continued to February 1, 1996

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Martin, Mills, Prowler

16. 95.522D

(PASSMORE)

861 ROCKDALE DRIVE, Lot 35 in Assessor's Block No. 296A - Request for Discretionary Review of Building Permit Application No. 9508126 for a one story addition to the existing one story over garage single family house.
(Continued from Regular Meeting of January 11, 1996)

ACTION: Without hearing, continued to February 8, 1996

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Martin, Mills, Prowler

Adjournment -- 7:25 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, FEBRUARY 8, 1996

ACTION: Approved as drafted

AYES: Chinchilla, Levine, Lowenberg, Marks, Martin, Mills, Prowler

NOES: None

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

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011896M

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Commerce & Industry Inventory	8/1/95	12.00
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<u>Design for Development Framework</u>		
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OF

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#21

1/25/96

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Addendum

ADDENDUM

MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY

JANUARY 25, 1996

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

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1:30 P.M.

D. DIRECTOR'S REPORT

(SAHM)

Informational presentation and review of summarized Outline of Basic Requirements of the California Environmental Quality Act.

SPEAKERS: Jeff Heller, John Bardis

ACTION: Informational only. No action required.

MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 25, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

PRESENT: Commissioners Chinchilla, Levine, Lowenberg, Marks, Mills, Prowler
ABSENT: Commissioner Martin

THE METING WAS CALLED TO ORDER BY CHAIRPERSON LOWENBERG AT 1:35 P.M.

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Barbara Sahn, Hillary Gitelman, Jim Miller, Steve Shotland, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.594X (NIXON)
129 HYDE STREET, west side between Turk Street and Golden Gate Avenue, Lot 3 in Assessor's Block 346: Notice of receipt of and an intent to approve an application to add one story to a two story commercial building and to convert the use to community service. The Zoning Administrator has determined that the project complies with all applicable provisions of the Code and that no exceptions are being sought. The Director of Planning has determined that modifications to the project are not required. The Project is located within a C-3-G (Downtown Commercial, General) District and a 80-X Height and Bulk District. There will be an informational presentation before the City Planning Commission on January 25, 1996 at 401 Van Ness Avenue, Room 428 pursuant to Planning Code Section 309.
(Proposed for continuance to March 21, 1996)

ACTION: Continued as proposed

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Mills, Prowler

NOES: None

ABSENT: Commissioner Martin

2. 95.250E (NISHIMURA)
2233 Vicente Street, southeast corner of 34th Avenue; Lot 14 in Assessor's Block 2463-A; within an NC-1 (Neighborhood Commercial Cluster) District and 40-X Height and Bulk District. **Appeal of Preliminary Negative Declaration** for proposed conversion of a vacant hardware and building supply store to a church with a seating capacity of up to 196 people and a childcare center providing

weekday, day-care for up to 96 children, on an approximately 12,700 square foot lot with 107.25 feet of frontage on Vicente Street and 80 feet of frontage on 34th Avenue. A second story would be created within the existing building and added to an existing one-story, rear portion. A two-story addition would be built to expand the existing building into the lot's existing parking area. Seven parking spaces would be provided on the project site. Conditional Use Authorization would be required from the Planning Commission for the proposed development of a site larger than 4,999 square feet, the addition of new floor area greater than 2,999 square feet, and for the second story church use.

(Continued from the Regular Meeting of December 7, 1995)

(Proposed for continuance to March 7, 1996)

ACTION: Continued as proposed

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Mills, Prowler

NOES: None

ABSENT: Commissioner Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Terry Milne, re: -opposes a late starting time for CPC hearings; -CPC meetings held in various neighborhoods, -CPC meetings held in neighborhoods should be Special meetings not the Regular meetings; (2) Mike Page, re: use of comments made at public hearings to be used in law suites; (3) Patricia Vaughney, re: -Discretionary Review, -use of the Presidio; (4) (name unknown), re: -it has been determined that during the month of January comments made at the public mike in this meeting room did not record, -as a matter of protocol, if an item is scheduled for hearing and indicated as such on the agenda, even if a request for continuance is made prior to the call of the matter, those people who have come to testify should be given the opportunity to do so.

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. ELECTION OF OFFICERS: In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the commission at the first Regular Meeting on or after the 15th day of January each year.

(Continued from the Regular Meeting of January 18, 1996)

SPEAKERS: None

ACTION: President: Susan Lowenberg; Vice President: Hector Chinchilla

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Mills, Prowler
NOES: None
ABSENT: Commissioner Martin

4. PLANNING COMMISSION MEETING SCHEDULE: Proposed amendment to Article IV, Section 1 of the Rules and Regulations of the City Planning Commission by establishing that the Regular Meeting days ...shall be held each Thursday of each month except in any month where there are five (5) Thursdays. Where there are five (5) Thursdays in a month, the fifth Thursday of the month is canceled.
(Continued from the Regular Meeting of January 18, 1996)

SPEAKERS: None

ACTION: Approved as drafted

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Mills, Prowler

NOES: None

ABSENT: Commissioner Martin

RESOLUTION NO. 14040

Chinchilla: -Ex-parte communications

Lowenberg: -Discretionary Review Guidelines--when are they to be scheduled before the Commission?

D. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS

-Attended Affordable Housing Symposium on Tuesday

-De Young Museum to stay in Golden Gate Park

-Ina Dearman has been appointed to the Landmarks Board

6. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

BPA: New members were sworn in Monday. First meeting on Wed. was welcome and briefing.

BOS: None

E. REGULAR CALENDAR

7. 95.343E

(GITELMAN)

246-50 FRONT STREET, at Sacramento Street (Assessor's Block 236, Lot 18).

Public hearing on the Draft Environmental Impact Report. The proposed project would demolish two existing buildings, and construct a new two-story building with about 24,000 sq. ft. of retail space. The buildings proposed for demolition are Category IV (contributory) buildings within the Front-California Conservation District.

SPEAKERS: G.G. Platt, David Bahlman, Stewart Morton, Kathleen Harrington, Patricia Vaughey, Harry O'Brien

ACTION: Following public testimony, the Public Hearing was closed and it was announced that written comments would be accepted at the Department of City Planning until 5:00 pm today (1/25/96).

8. 95.387L **PUBLIC HEARING CLOSED** (MARSH)
 2475 GREENWICH STREET-NORTH END POLICE STATION, Lot 15 in Assessor's Block 513. Acting on the advice of the Landmarks Preservation Advisory Board to designate a Landmark pursuant to Section 1004 of the Planning Code. The subject property is located within a RH-2 (House, Two Family) District and a 40-X Height and Bulk District.

NOTE: On November 9, 1995, by a vote of +5 -0 (Commissioners Martin and Unobskey were absent), the Commission closed the public hearing following public testimony, and continued the matter to November 30, 1995 with instructions that the absent commissioners were to be given the hearing tape and case material for review prior to Commission action.

(Continued from Regular Meeting of November 30, 1996)

ACTION: In order to give the new Commissioners a chance to review the tapes of past hearings and review the case material, this matter was continued to February 8, 1996. The matter could be re-opened for a public hearing.

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Mills, Prowler

NOES: None

ABSENT: Commissioner Martin

9. 95.610R (SHOTLAND)
Referral of the MUNI Key Stop Program , Phases A, B, C, to determine conformity with the Master Plan. This is a referral to determine whether the proposed MUNI Metro Key Stops (Phases A, B, C) are in conformity with the Master Plan. The MUNI Key Stop Program would install wheelchair-accessible ramps and new or enlarged pedestrian boarding platforms at "Key Stops" along the five MUNI Metro lines, where they operate on surface streets. The project would construct wheelchair-accessible ramps and pedestrian boarding islands, revise sidewalk widths, and implement parking and traffic changes at these locations, to accommodate the accessibility improvements mandated by the Americans with Disabilities Act (ADA) of 1990. The ramps, boarding platforms, and associated improvements would be constructed primarily within the street rights-of-way at selected MUNI Metro stops to enable disabled passengers to enter and exit the streetcars. The proposal is to consider the MUNI Key Stop Program and required changes at the following locations:

Phase A

Church at 18th St.
 (NW corner Dolores Park)
 St. Francis Circle

Phase B

UCSF (Irving at Arguello)
 Judah at 9th
 Judah at 19th
 Judah at Sunset
 Taraval at Sunset

Phase C

Church at 24th
 Church at 30th
 Taraval at 22nd
 Ocean at Jules
 San Jose at Geneva

SPEAKERS: (con) Eva Skoufles, Tom Maravilla, Kunal Mukherjee; (pro) MUNI Committee

ACTION: Continued to February 15, 1996

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Mills, Prowler
NOES: None
ABSENT: Commissioner Martin

10. (RIVASPLATA)

SAN FRANCISCO TRIP STORE (TICKETTRANS)-CONTRACT AMENDMENT AND EXTENSION Approval of a Resolution authorizing the Director of Planning to amend and extend a contract with Crain & Associates, Inc. from January 22, 1996 through June 30, 1996 for a sum of up to \$138,600 in Transportation Authority and state funding. The contract amendment is for continuation of Trip Store management and operations at the Montgomery and Embarcadero Stations; redesign/reconstruction of the Montgomery Station booth; and development and implementation of an electronic kiosk at the Montgomery Station booth.

SPEAKERS: None

ACTION: Approved as drafted

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Mills, Prowler

NOES: None

ABSENT: Commissioner Martin

RESOLUTION NO. 14041

11. 95.513C (NIXON)

601 BROADWAY at GRANT AVENUE, Lot 1 in Assessor's Block 161: Request for Conditional Use to (1) exceed a height of 35 feet in the Chinatown Community Business (CCB) District, (2) to exceed the bulk limit and (3) to allow the creation of up to 27 tourist hotel rooms within the Chinatown Community Business District and a 50-N Height and Bulk District.

SPEAKERS: (pro) Bill Maher - rep of project owner, Hector Wong - owner, Jennie Chin Hansen, Wai-Ching Kwan, Dr. Thomas Gee, Dr. Albert Chew, Smith Moy Jang, Helen (read letter from Peter Chi), Billy Woo, James Jee, Harold Wong, George Tsang, Ray Woo, Louis Yu, Enid Lim, Kay Yu, Bob Tibbits, (con) Jane Winslow, Patricia Katty

ACTION: Approved with conditions as modified: throughout Exhibit A Conditions of Approval, the 'will' will be changed to 'shall'; delete item #4 under Tenant Protections for Residential Tenants

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Mills, Prowler

NOES: None

ABSENT: Commissioner Martin

MOTION NO. 14042

12. 95.331C (NIXON)

1500-1560 MISSION STREET, with the entrance on South Van Ness Avenue, east side, Lot 2 in Assessor's Block 3506: Request for Conditional Use to allow the creation of a public parking garage in a C-3-G (Downtown General Commercial) District and a 120-F/200-S Height and Bulk Districts.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Commissioners Chinchilla, Levine, Marks, Mills, Prowler

NOES: None

EXCUSED: Commissioner Lowenberg
ABSENT: Commissioner Martin
MOTION NO. 14043

13. 95.604CV (BERKOWITZ)
1438 - 8TH AVENUE, east side between Judah and Kirkham Streets, Lot 37 in Assessor's Block 1846: Request for Conditional Use Authorization for addition of a third dwelling unit to an existing property located in an RH-2 (House, Two-Family) District. The project also includes a variance request to allow the installation of this third unit without the required off-street parking space. The Zoning Administrator will hold a joint hearing on the parking variance at the time the Commission holds a hearing on the conditional use request.
(Continued from Regular Meeting of January 11, 1996)

SPEAKERS: None

ACTION: CONDITIONAL USE: Approved with conditions as corrected: The last sentence of Findings #9 should read: The Project does comply with the criteria in Section 303 in that: ...

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Mills, Prowler

NOES: None

ABSENT: Commissioner Martin

MOTION NO. 14044

ACTION: VARIANCE: The Zoning Administrator closed the public hearing and has taken the matter under advisement.

14. 95.497TZ (BERGDOLL)
OAKDALE AVENUE AND QUINT STREET AREA, lots 14 and 15 in Assessor's Block 5320. Consideration of proposed amendments to the Planning Code Text and Zoning Map to create the Oakdale Avenue and Quint Street Affordable Housing Special Use District by adding Section 249.16 of the San Francisco Planning Code and by amending sheet 10SU of the Zoning Map of the City of San Francisco. This could result in up to eight dwelling units over the two parcels while the current RH-2 zoning allows up to four units.

SPEAKERS: Leslie Payne, Project sponsor

ACTION: Approved as drafted

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Mills, Prowler

NOES: None

ABSENT: Commissioner Martin

RESOLUTION NO. 14045

15. 95.653C (GORDON)
3619 CALIFORNIA STREET, on the southwest side of the street, between Spruce and Parker Streets, Lot 42 in Assessor's Block 1036 -- Request for a Conditional Use authorization to establish an animal hospital use (as defined by Section 790.6 of the Planning Code) on the first and second floors of an existing two story commercial building (as required by Section 713.62 of the Planning Code) in the Neighborhood Commercial Shopping Center District.

SPEAKERS: (pro) Bruce Bauman - rep of project sponsor, Tim Bloom - co-owner,

Creely Deffson, Deborah Honnick, Dr. Ken Phillips, Danita Coleman, Dinah Smith, Ann Wellberg, (con) Dr. Sapparo Kami, Dr. Roger Greenberg, Dr. Bernard Gore, Dr. William Brcall, Eve Hivan, Dr. Joseph Kushner

ACTION: Approved with conditions as modified: **EXHIBIT A, CONDITIONS OF APPROVAL, #4** should read: The hours of operation for the subject animal hospital shall be limited to 8 a.m. to 8 p.m. Monday through Friday, and 8 a.m. to 5 p.m. on Saturday.

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Mills, Prowler

NOES: None

ABSENT: Commissioner Martin

MOTION NO. 14046

16. 95.463C (PEARL)

280-282 SEVENTH STREET, southwest side between Howard and Folsom Streets; Lots 9 and 10 in Assessor's Block 3730: -- Request for Conditional Use authorization under Sections 816.37 and 181.(f) of the Planning Code to expand an existing Nighttime Entertainment Use (Rawhide II bar) in an SLR (Service/Light Industrial/Residential) District and a 50-X Height and Bulk District.

SPEAKERS: (pro) William Hine - project architect, Ray Chalker, (con) Robert Sanger

ACTION: Following testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions. Final language to come before them for action on February 1, 1996.

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Mills, Prowler

NOES: None

ABSENT: Commissioner Martin

17. 95.660C (PEARL)

FORT FUNSTON NATIONAL GUARD ARMORY, west side of Armory Road and Zoo Road; Lot 4 in Assessor's Block 7281: -- Request for Conditional Use authorization under Sections 209.6.(b) and 234.2.(a) of the Planning Code to install a total of twelve antennas on a tower and associated equipment in a one story equipment shelter building as part of a wireless communication network located in a P (Public) District and an OS (Open Space) Height and Bulk District.

SPEAKERS: None

ACTION: Without hearing, continued to February 8, 1996.

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Mills, Prowler

NOES: None

ABSENT: Commissioner Martin

18. 95.586C (MILLER)

1510 SLOAT BOULEVARD, north side between Constanso Way and 34th Avenue, Lot 3 in Assessor's Block 2523 -- Request for authorization of a **CONDITIONAL USE** to establish a **RELIGIOUS FACILITY** (a Zen Buddhist meditation center) in a one-family dwelling, without alteration of the structure, which dwelling would continue to be the residence of three Buddhist monks, in an RH-1(D) (House, One-Family Detached Dwellings) District and a 40-X Height and Bulk District.

SPEAKERS: Leon Bracardo - Project architect, Maxine Bersani, Sun Woo Pa

ACTION: Approved with conditions as drafted

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Mills, Prowler

NOES: None

ABSENT: Commissioner Martin

MOTION NO. 14047

19. 95.570C (MILLER)

2277--33rd AVENUE, west side between Rivera and Santiago Streets, Lot 3 in Assessor's Block 2316 -- Request for authorization of a **CONDITIONAL USE** to expand an existing **RESIDENTIAL CARE FACILITY** for six residents to 12 residents, involving a rear addition to the structure of approximately 721 square feet, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.

SPEAKERS: (pro) Thieu Vinh Phan - Project architect, Lorna Farol - project sponsor, (con) Theresa McLane, James Chan, Gerald Gallagher, Agnes Arcahill

ACTION: Following testimony, the Commission closed public hearing and continued the matter to February 1, 1996.

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Mills, Prowler

NOES: None

ABSENT: Commissioner Martin

20. 95.172Z (GREEN)

2789 - 25TH STREET, Lot 13 in Assessor's Block 4277: Request for Amendment of Sheet No. 8 of the Zoning Map of the City of San Francisco to reclassify a portion of the subject property from "P" Public Use District to M-1, Light Industrial District.

SPEAKERS: None

ACTION: Approved as drafted

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Mills, Prowler

NOES: None

ABSENT: Commissioner Martin

RESOLUTION NO. 14048

AT APPROXIMATELY 6:40 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

21. 95.675D (PASSMORE)

836 FORESTER STREET, lot 41 in Assessor's Block 3026. Request for Discretionary Review of building permit application No. 9517509, proposing construction of addition of master bedroom and bath to single family residence.

SPEAKERS: (con) Daren Breslin - DR requestor, Keven Caravello, Theresa Ross, Elizabeth Mettling, Greg Breslin, Martha Haywood, Gina Todaro, Karen Wood (in rebuttal only); (pro) Sandy Lee - project owner, Hank Bruce, Bill Jeong, Leslie Murata, Tony Passanisi, Barbara Felix, Linda Yee, Andy Gottlieb, Tony Lane, Lil S. Wong, Jake Ng, George Tsang, Rose Tsai, Joe O'Donaghue, Chas Booker, Gabriel Ng, Alice Barkley, Jason Ling, Ted, Shawn Gorman

ACTION: Under their Discretionary Review powers, the Commission approved this project as proposed.

AYES: Commissioners Levine, Lowenberg, Marks, Mills, Prowler

NOES: None

ABSENT: Commissioners Chinchilla and Martin

22. 95.689D (PASSMORE)
748 PRAGUE STREET, lot 11 in Assessor's Block 6442. Request for Discretionary Review of building permit application No. 9516295, proposing construction of a three-story horizontal addition to the rear of an existing two-story single-family dwelling.

SPEAKERS: (con) George - DR requestor, Marian Gonzalez, (pro) Allen Li - owner

ACTION: Following testimony, the Commission closed public hearing and continued this matter to February 1, 1996.

AYES: Commissioners Levine, Lowenberg, Marks, Mills

NOES: None

ABSENT: Commissioners Chinchilla, Martin, and Prowler

23. 95.638D (PASSMORE)
1630 8TH AVENUE, lot 31 in Assessor's Block 1936. Request for Discretionary Review of building permit application No. 9510860, proposing construction of a two-story over basement addition, at the rear of an existing two-story over basement, single-family dwelling.

SPEAKERS: (con) Bret Gladstone - rep of DR requestor, Dianna - DR requestor, Janet Birenbaum - DR requestor, (name unknown), Tom Lahane, Albert Schogrin, Richard Schmidt, (name unknown); (pro) Don Levenson - project owner, Tom Lotts, Lador Levenson, Steven Lau, Norman Rosenberg, Linda Levenson - project owner

ACTION: Under their Discretionary Review powers, the Commission approved this project with the following modifications: Eliminate the third floor proposal; and create a second floor, north side setback.

AYES: Commissioners Levine, Lowenberg, Marks, Mills

NOES: None

ABSENT: Commissioners Chinchilla, Martin, and Prowler

Adjournment -- 9:00 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, FEBRUARY 8, 1996.

ACTION: Approve as corrected: Page 4, Item 9, **SPEAKERS**—Add: (pro) MUNI Committee; Page 5, Item 11, **SPEAKERS**—correct to 'Jane' Winslow, **ACTION**—correct to 'throughout' Exhibit A,...

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Martin, Mills, Prowler

NOES: None

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6075.

012596M

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/1/95	2.00
Commerce & Industry Inventory	8/1/95	12.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Housing Information Series, Changes in the Housing Inventory	9/1/95	3.00

Hunters Point Shipyard - Land Use Plan	11/1/95	0.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard - Shipyard Futures	3/1/95	0.00
Amendments to the Master Plan	10/1/95	15.00
Neighborhood Organization Directory	10/01/95	5.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan, Proposal for Adoption	4/1/95	5.00
Transbay Area Plan Background Data Report	2/27/95	10.00
Transportation Element	5/1/95	12.00

To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Reception Counter at 1660 Mission Street, Fifth Floor, San Francisco, CA 94103

These and other Planning Department reports are also available for public reference in Public Libraries.

C55

#21

2/1/96

**MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 1, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

DOCUMENTS DEPT.

MAR 06 1996

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Chinchilla, Levine, Lowenberg, Marks, Martin, Mills, Prowler

THE METING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:35 P.M.

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Milton Edelin - Deputy Director of Planning, Alec Bash, Amit Ghosh, Barbara Sahn, Jim Miller, Mark Paez, Barry Pearl, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.348C (PEARL)
1700 HAIGHT STREET, northwest corner of Cole Street; Lot 33 in Assessor's Block 1229: -- Request for Conditional Use authorization under Section 719.83 of the Planning Code to install a total of nine antennas and a base transceiver station as part of a wireless communication network on the roof of the existing building located in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of January 11, 1996)
(Proposed for continuance to February 15, 1996)

ACTION: Continued as proposed
AYES: Commissioners Chinchilla, Levine, Lowenberg, Martin, Mills, Prowler
NOES: None
ABSENT: Commissioner Marks

2. 95.389C (PEARL)
6143-6153 GEARY BOULEVARD, southeast corner of 26th Avenue; Lot 35A in Assessor's Block 1519: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of January 11, 1996)

(Proposed for continuance to February 15, 1996)

ACTION: Continued as proposed

AYES: Commissioners Chinchilla, Levine, Lowenberg, Martin, Mills, Prowler

NOES: None

ABSENT: Commissioner Marks

3. 95.390C (PEARL)

2696 GEARY BOULEVARD, north side, between Masonic Avenue and Emerson Street; Lot 04 in Assessor's Block 1071: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of January 11, 1996)

(Proposed for continuance to February 15, 1996)

ACTION: Continued as proposed

AYES: Commissioners Chinchilla, Levine, Lowenberg, Martin, Mills, Prowler

NOES: None

ABSENT: Commissioner Marks

4. 95.391C (PEARL)

1400 LOMBARD STREET, southwest corner of Van Ness Avenue; Lot 10 in Assessor's Block 498: -- Request for Conditional Use authorization under Section 209.6.(b) of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an RC-3 (Residential-Commercial, Combined: Medium Density) District and a 65-A Height and Bulk District.

(Continued from Regular Meeting of January 11, 1996)

(Proposed for continuance to February 15, 1996)

ACTION: Continued as proposed

AYES: Commissioners Chinchilla, Levine, Lowenberg, Martin, Mills, Prowler

NOES: None

ABSENT: Commissioner Marks

5. 95.392C (PEARL)

2505 LOMBARD STREET, southwest corner of Divisadero Street; Lot 01 in Assessor's Block 938: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of January 11, 1996)

(Proposed for continuance to February 15, 1996)

ACTION: Continued as proposed

AYES: Commissioners Chinchilla, Levine, Lowenberg, Martin, Mills, Prowler

NOES: None

ABSENT: Commissioner Marks

6. 95.393C (PEARL)
669-677 PORTOLA DRIVE, south side, between Teresita Boulevard and Fowler Avenue; Lot 17 in Assessor's Block 2901B: -- Request for Conditional Use authorization under Section 710.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-1 (Neighborhood Commercial Cluster) District and a 26-X Height and Bulk District.
(Continued from Regular Meeting of January 11, 1996)
(Proposed for continuance to February 15, 1996)

ACTION: Continued as proposed

AYES: Commissioners Chinchilla, Levine, Lowenberg, Martin, Mills, Prowler

NOES: None

ABSENT: Commissioner Marks

7. 95.394C (PEARL)
2324 MARKET STREET, northwest side, between 16th and Castro Streets; Lot 4 in Assessor's Block 3562: -- Request for Conditional Use authorization to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an Upper Market Neighborhood Commercial District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of January 11, 1996)
(Proposed for continuance to February 15, 1996)

ACTION: Continued as proposed

AYES: Commissioners Chinchilla, Levine, Lowenberg, Martin, Mills, Prowler

NOES: None

ABSENT: Commissioner Marks

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Patricia Vaughey, re: -Letter from Larry Merridith of the Health Dept regarding cellular antenna stations, -CEQA/public comments, -small business as they relate to fee schedules and DR issues; (2) Regina Blosser, re: ex-parte communications; (3) Ramona Albright, re: antenna issues, Sutro Towers--other eight Bay Area counties should build their own tower and stop using Sutro Tower; (4) Lois Scott, re: voluntary staff time/participation in various CPC meetings on Saturdays and evenings/flex staff work schedules; (5) Mike Page, re: heard that David Prowler was moving to a promotive position in the Mayor's Office--acknowledged his

contributions to the Commission and the public in the past four years and congratulated him on new position.

C. COMMISSIONERS' QUESTIONS AND MATTERS

8. Consideration of adoption -- Draft minutes of January 11, and January 18, 1996.

ACTION: Without hearing, continued to February 8, 1996

AYES: Commissioners Chinchilla, Levine, Lowenberg, Martin, Mills, Prowler

NOES: None

ABSENT: Commissioner Marks

Martin: Acknowledged Prowler's contributions to the Commission and wished him the best of luck in new position.

Prowler: Acknowledged new position, stating today was his last day on the Planning Commission and offered parting remarks.

D. DIRECTOR'S REPORT

9. DIRECTOR'S ANNOUNCEMENTS

-on Monday, the Board of Supervisors requested that Lakeside Ht. rezoning come back to the Planning Commission for re-hearing on 2/22/96.

-The Board suggested that CPC agendas be translated in Spanish and Chinese

-Housing and Land Use Committee met today on: revisions to Article 10; murals; and street lights

-Lobos Creek meeting held on Wednesday

-The Board approved Sec. 311 requirements

10. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

BPA: -Progress Foundation proj at 2210 Clay St--CPC & ZA decisions up-held

-DR case at 258-260 18th Ave--overturned CPC decision after proj was modified to return 3 off-street parking spaces

E. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED

11. 95.463C (PEARL)

280-282 SEVENTH STREET, southwest side between Howard and Folsom Streets; Lots 9 and 10 in Assessor's Block 3730: -- Request for Conditional Use authorization under Sections 816.37 and 181.(f) of the Planning Code to expand an existing Nighttime Entertainment Use (Rawhide II bar) in an SLR (Service/Light Industrial/Residential) District and a 50-X Height and Bulk District.

NOTE: On January 25, 1996, following testimony, the Commission closed the public hearing and passed a motion of intent to approve with conditions by a vote of +6 -0. Commissioner Martin was absent.

SPEAKERS: William Hine, rep of project owner

ACTION: Approved with conditions as drafted

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Martin, Mills,
Prowler

NOES: None

MOTION NO. 14049

F. REGULAR CALENDAR

12. (EDELIN)

Public hearing on Planning Department budget and work program for Fiscal Year 1996/1997 within the context of the Department's "Draft" Strategic Plan. The City Charter requires each Department to prepare a Strategic Plan and three year work program for implementing that Plan as part of the Charter-mandated "Mission Driven Budget" process. Included will be a review of Long Range Planning accomplishments and reassessment of FY 95-96.

SPEAKERS: John Bardis, Patricia Vaughey

ACTION: None at this time. Scheduled for continued hearing on 2/8/96

13. (BASH)

Consideration of amendment to City Planning Code Section 983(e)3 concerning Mission Bay to provide a 25 year termination period beyond the current 10 year termination period for fully enclosed warehouse buildings east of Third Street.

NOTE: Taken out of order and heard prior to #12.

SPEAKERS: None

ACTION: Approved as drafted

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Martin, Mills,
Prowler

NOES: None

MOTION NO. 14050

14. 95.570C (MILLER)

2277--33rd AVENUE, west side between Rivera and Santiago Streets, Lot 3 in Assessor's Block 2316 -- Request for authorization of a **CONDITIONAL USE** to expand an existing **RESIDENTIAL CARE FACILITY** for six residents to 12 residents, involving a rear addition to the structure of approximately 721 square feet, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
(Continued from the Regular Meeting of January 25, 1996)

ACTION: Without further hearing, continued to 2/8/96.

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Martin, Mills,
Prowler

NOES: None

15. 94.555EC (PAEZ)

801-831 SILVER AVENUE, north side at Cambridge Street, Lot 25 in Assessor's Block 5900A: Request for a Conditional Use to allow the expansion of an existing private religious school to accommodate up to 800 students within 36 classrooms (preschool through eighth grade) and to provide up to five units of on-site housing, as well as to treat the approximately 4.8 acre site as a Planned Unit Development

allowing modification of the City Planning Code requirements for front setback and rear yard open area to permit the existing paved vehicular access driveways and off-street parking areas to be relocated and reconfigured. The request also includes review of the request to demolish approximately 21,336 square-feet of the existing Architecturally Significant school building, construction of an approximately 60,000 square-foot addition and for the seismic retrofit of the portion of the existing building to be retained, for consistency with Section 101.1 of the City Planning Code. The subject site is located in an RH-1 (Residential House, One-Family) District and within a 40-X Height and Bulk District.

(Continued from the Regular Meeting of January 11, 1996)

SPEAKERS: None

ACTION: Approved with conditions as modified: delete second sentence of condition #12.

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Martin, Mills, Prowler

NOES: None

MOTION NO. 14051

16a. 95.358C

(PEARL)

314 - 11TH STREET (PARADISE LOUNGE), southwest side between Folsom and Harrison Streets; Lot 2 in Assessor's Block 3521: -- Request for Conditional Use authorization under Sections 816.39 and 181.(f) of the Planning Code to expand an existing Nighttime Entertainment Use (Paradise Lounge nightclub) in an SLR (Service/Light Industrial/Residential) District and a 50-X Height and Bulk District.
(Continued from Regular Meeting of January 18, 1996)

SPEAKERS: (pro) Robin Reichert - project sponsor, Dan O'Shea - Southern Police Station

ACTION: Following testimony, the Commission closed the public hearing and passed a motion of intent to approved with conditions. Final language to come before them for action on 2/15/96.

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Martin, Mills, Prowler

NOES: None

16b. 95.358V

314 - 11TH STREET (PARADISE LOUNGE), southwest side, between Folsom and Harrison Street; Lot 2 in Assessor's Block 3521 in an SLR (Service/Light Industrial/Residential) Zoning District and a 50-X Height and Bulk District.
OFF-STREET PARKING VARIANCE SOUGHT: The proposal is to expand an existing two-story, 4,550 square foot Nighttime Entertainment/Arts Activity (Paradise Lounge nightclub) into an adjacent, one-story and mezzanine, 4,430 square foot former Motor Vehicle Repair.

(Continued from Regular Meeting of January 18, 1996)

SPEAKERS: (pro) Robin Reichert - project sponsor, Dan O'Shea - Southern Police Station

ACTION: Following testimony, the Zoning Administrator closed the public hearing and has taken the matter under advisement.

- 17a. 95.619C (PEARL)

251 CLEMENT STREET/302 FOURTH AVENUE, southeast corner of Fourth Avenue; Lot 37 in Assessor's Block 1435: -- Request for authorization of Conditional Use under Section 161.(j) of the Planning Code to reduce the residential parking requirement related to the conversion of three existing second-story offices to two dwelling units in the Inner Clement Neighborhood Commercial District and 40-X Height and Bulk District.

(Continued from Regular Meeting of January 18, 1996)

SPEAKERS: (pro) Gabriel Ng - project architect; (con) Rose O'Conner

ACTION: Following testimony, the Commission closed the public hearing and passed a motion of intent to approved with conditions. Final language to come before them for action on 2/15/96.

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Martin, Mills, Prowler

NOES: None

- 17b. 95.619V

251 CLEMENT STREET/302 FOURTH AVENUE, southeast corner of Fourth Avenue; Lot 37 in Assessor's Block 1435 in the Inner Clement Neighborhood Commercial Zoning District and 40-X Height and Bulk District.

REAR YARD AND USABLE OPEN SPACE VARIANCES SOUGHT: The proposal is to convert the second story of an existing commercial building to two dwelling units.

(Continued from Regular Meeting of January 18, 1996)

SPEAKERS: (pro) Gabriel Ng - project architect; (con) Rose O'Conner

ACTION: Following testimony, the Zoning Administrator closed the public hearing and has taken the matter under advisement.

AT APPROXIMATELY 5:30 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

18. 95.689D (PASSMORE)

748 PRAGUE STREET, lot 11 in Assessor's Block 6442. Request for Discretionary Review of building permit application No. 9516295, proposing construction of a three-story horizontal addition to the rear of an existing two-story single-family dwelling.

(Continued from Regular Meeting of January 25, 1996)

ACTION: Without further hearing, continued to 2/8/96.

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Martin, Mills

ABSENT: Commissioner Prowler

19. 95.441D (PASSMORE)

25 SAN ANSELMO AVENUE, north side between Santa Clara Avenue and Portola Drive, Lot 12 in Assessor's Block No. 3072A. Request for Discretionary Review of Building Permit Application #9511341 for the replacement of an existing attic story with a new second floor story and the remodeling of the first floor in an RH-1 (D) (Residential, One-Family, Detached) District. The initial second floor proposal has

been redesigned and considerably reduced in height and in size through the recommendation of the Planning Department.

(Continued from Regular Meeting of January 18, 1996)

SPEAKERS: (con) Ina Gyemant - DR requestor; (con) Van Ly - project architect

ACTION: Under their Discretionary Review powers, the Commission approved this proposal with a 3 foot rear setback and a front hip roof.

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Martin, Mills

ABSENT: Commissioner Prowler

Adjournment -- 6:20 P.M.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, FEBRUARY 15, 1996.

ACTION Approved as drafted

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Mills

EXCUSED Commissioner Hayden

ABSENT: Commissioner Martin

NOES: None

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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020196M

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/1/95	2.00
Commerce & Industry Inventory	8/1/95	12.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Housing Information Series, Changes in the Housing Inventory	9/1/95	3.00
Hunters Point Shipyard - Land Use Plan	11/1/95	0.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard - Shipyard Futures	3/1/95	0.00
Amendments to the Master Plan	10/1/95	15.00
Neighborhood Organization Directory	10/01/95	5.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan, Proposal for Adoption	4/1/95	5.00
Transbay Area Plan Background Data Report	2/27/95	10.00
Transportation Element	5/1/95	12.00

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C55
#21
2/8/96

MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY
FEBRUARY 8, 1996

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT

MAR 25 1996

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

THE METING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:30 P.M.

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Milton Edelin - Deputy Director of Planning, Alec Bash, Amit Ghosh, Barbara Sahm, Gerald Green, Susana Montana, Lois Scott, Martha Kessler, Vincent Marsh, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.521C (PEARL)
1580 VALENCIA STREET, west side between Cesar Chavez Boulevard (Army Street) and Duncan Street; Lot 01 in Assessor's Block 6575: -- Request for Conditional Use authorization under Section 209.6.(b) of the Planning Code to install a total of nine antennas at the roof level of the existing building and a ground level equipment building as part of a cellular communication facility located in an RH-2 (House, Two-Family) District and a 105-E Height and Bulk District.
(Continued from the Regular Meeting of January 11, 1996)
(Proposed for indefinite continuance)

ACTION: Continued as proposed

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

2. 95.509C (PEARL)
1290 - 20TH AVENUE, northeast corner of Irving Street; Lot 25 in Assessor's Block 1731: -- Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of six antennas and associated radio equipment as part of a wireless communication network (Enhanced Specialized Mobile Radio) on the roof and in the garage of the existing building located in an NC-2 (Small-Scale Neighborhood Commercial) District and a 105-A Height and Bulk District.
(Continued from the Regular Meeting of January 11, 1996)

(Proposed for continuance to February 22, 1996)

ACTION: Continued as proposed

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

3. 95.510C (PEARL)

445 WAWONA STREET, generally bounded on the north by Wawona Street, on the east by 15th Avenue, on the south by Assessor's Block 2541, and on the west by 19th Avenue; Lot 8 in Assessor's Block 2540: -- Request for Conditional Use authorization under Section 209.6.(b) of the Planning Code to install a total of six antennas and associated radio equipment as part of a wireless communication network (Enhanced Specialized Mobile Radio) on the roof and in the penthouse of the existing building located in RH-1(D) (House, One-Family: Detached)/ RH-2 (House, Two-Family) Districts and a 40-X Height and Bulk District.
(Continued from the Regular Meeting of January 11, 1996)

(Proposed for continuance to February 22, 1996)

ACTION: Continued as proposed

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

4. 95.660C (PEARL)

FORT FUNSTON NATIONAL GUARD ARMORY, west side of Armory Road and Zoo Road; Lot 4 in Assessor's Block 7281: -- Request for Conditional Use authorization under Sections 209.6.(b) and 234.2.(a) of the Planning Code to install a total of twelve antennas on a tower and associated equipment in a one story equipment shelter building as part of a wireless communication network located in a P (Public) District and an OS (Open Space) Height and Bulk District.
(Continued from the Regular Meeting of January 25, 1996)

(Proposed for continuance to March 7, 1996)

ACTION: Continued as proposed

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

Nick Rumell, re: property on 48th Avenue

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption -- Draft minutes of January 11, January 18, and January 25, 1996.

ACTION: Approved as corrected: JANUARY 11: Page 1, **STAFF IN ATTENDANCE**--add: Pedro Arce, Larry Badiner, Angelica Chiong, Paul Deutsch, Scott Dowdee, David Feltham, May Fung, Mary Gallagher, Amit Ghosh, Elizabeth Gordon, Gerald Green, Inge Horton, Alison Kendall, Eva Liebermann, Paul Lord, Paul Maltzer, Larry McDonald, Paul Rosetter, Barbara Sahm, Lois Scott, Bill Wycko; Page 8, **PUBLIC COMMENT**--add to City Attorney's Land Use Division staff: Kate Stacy and Noreen Ambrose; Page 9, following item 26, Prowler comment--corrected to read: -Review policy of bringing Tier III cases before the Commission; Page 10, item 31--add case No. 95.677T; Page 11, item 33, **ACTION**--corrected to read: Approved as drafted, **MOTION NO**--corrected to read: **RESOLUTION NO.**; Page 12, Draft Minutes Proposal for Commission Adoption--corrected to February 8, 1996. JANUARY 18: Approved as drafted. JANUARY 25: Approve as corrected: Page 4, Item 9, **SPEAKERS**--Add: (pro) MUNI Committee; Page 5, Item 11, **SPEAKERS**--correct to 'Jane' Winslow, **ACTION**--correct to 'throughout' Exhibit A,...

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

Chinchilla: Toured the Planning Department offices early in the week. Acknowledged that there are many unsung heroes in the Department, and commended the staff on the work they do.

D. DIRECTOR'S REPORT6. DIRECTOR'S ANNOUNCEMENTS

- Michael Yaki sworn in as Supervisor on Monday
- DCP supplemental budget was heard and approved at the Board
- Next Monday the BOS will meet at 5pm at Washington High School
- 911 Turk Street Center was approved yesterday
- Cel phone antennas
- gave a status report on Bob Passmore's accident and surgery

7. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

- BOS:**
- project at York St & 19th Ave.--CPC action upheld
 - project at 1301 Bosworth--CPC action overturned
 - project at 21st & Sanchez--motion to re-hear failed +2 -3

E. REGULAR CALENDAR

8. 95.387L **PUBLIC HEARING CLOSED** (MARSH)
2475 GREENWICH STREET-NORTH END POLICE STATION, Lot 15 in Assessor's Block 513. Acting on the advice of the Landmarks Preservation Advisory Board to designate a Landmark pursuant to Section 1004 of the Planning Code. The subject property is located within a RH-2 (House, Two Family) District and a 40-X Height and Bulk District.

NOTE: On November 9, 1995, by a vote of +5 -0 (Commissioners Martin and Unobskey were absent), the Commission closed the public hearing following public testimony, and continued the matter to November 30, 1995 with instructions that the absent commissioners were to be given the hearing tape and case material for review prior to Commission action.

NOTE: On January 25, 1996, with the appointment of four new commissioners since the last hearing on November 9, 1995, this matter was continued to February 8, 1996 in order to give those new commissioners an opportunity to review all case material and listen to all past hearing tapes on this matter prior to taking any action. Also on January 25, 1996, it was stated that the public hearing on this matter could be re-opened.

(Continued from Regular Meeting of January 25, 1996)

ACTION: Without further discussion, continued to 3/7/96.

AYES: Commissioners Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

NOES: Commissioner Levine

9. 95.570C **PUBLIC HEARING CLOSED** (MILLER)
2277--33rd AVENUE, west side between Rivera and Santiago Streets, Lot 3 in Assessor's Block 2316 -- Request for authorization of a **CONDITIONAL USE** to expand an existing **RESIDENTIAL CARE FACILITY** for six residents to 12 residents, involving a rear addition to the structure of approximately 721 square feet, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.

(Continued from the Regular Meeting of February 1, 1996)

SPEAKERS: None

ACTION: Approved with conditions as modified: remove side pop-out; if code allows, re-figure south side external stairs.

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

MOTION NO. 14052

10. 96.012Q (ANDRADE)
124-134 SCOTT STREET, Lot 35 in Assessor's Block 862, east side between Waller and Haight Streets: Request to convert six existing dwelling units into a condominium form of ownership in the RH-3 (House, Three Family) District.

SPEAKERS: None

ACTION: Approved with conditions as drafted.

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

MOTION NO. 14053

11. 95.595C (GORDON)
174 BLUXOME STREET, on the northwest side of the street, between 5th and 6th Street, opposite Brannan Street, Lot 21 in Assessor's Block 3785 -- Request for a Conditional Use authorization to establish a Motor Vehicle Tow service (as defined by Section 890.19 of the Planning Code) within an existing warehouse building (as required by Section 817.61 of the Planning Code) in a South of Market Service/Light Industrial (SLI) Zoning District and a 50-X Height and Bulk District.

SPEAKERS: Gerald Hum

ACTION: Approved with conditions as drafted.

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

MOTION NO. 14054

3:30 P.M.

12. (EDELIN)
Public hearing and consideration of adoption the Planning Department budget and work program for Fiscal Year 1996/1997 within the context of the Department's "Draft" Strategic Plan. The City Charter requires each Department to prepare a Strategic Plan and three year work program for implementing that Plan as part of the Charter-mandated "Mission Driven Budget" process. Included will be a review of Long Range Planning accomplishments and reassessment of FY 95-96.

SPEAKERS: Lois Scott

ACTION: Following discussion, continued to 2/15/96.

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

AT APPROXIMATELY 6:30 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

13. 95.689D **PUBLIC HEARING CLOSED** (PASSMORE)
748 PRAGUE STREET, lot 11 in Assessor's Block 6442. Request for Discretionary Review of building permit application No. 9516295, proposing construction of a three-story horizontal addition to the rear of an existing two-story single-family dwelling.
(Continued from Regular Meeting of February 1, 1996)

NOTE: This item was taken out of order and heard after item 14.

SPEAKERS: Lincoln Lue

ACTION: Following discussion, and acting under their Discretionary Review powers, the Commission approved the project with modifications that would reduce the 3rd floor; the Commission further gave instructions to staff continue with plan and design review requiring modifications that would insure the prevention of illegal units.

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

14. 95.522D (PASSMORE)
861 ROCKDALE DRIVE, Lot 35 in Assessor's Block No. 296A - Request for Discretionary Review of Building Permit Application No. 9508126 for a one story addition to the existing one story over garage single family house.
(Continued from the Regular Meeting of January 18, 1996)

NOTE: This item was taken out of order and heard prior to item 13.

SPEAKERS: (con) Marie (Sue) Pratt - DR requestor, Dr. Susan Scheidt, Martha Hogwood, Connie Pratt, Kathleen Rawlins, Jake McGoldrick, Paul Holson, Jim Cunane; (pro) Lil Wong - Project sponsor, Peter Rounds - Project architect, Jodi, Mary Conway, Tong Lane, Sandy Lee

ACTION: Following discussion, and acting under their Discretionary Review powers, the Commission approved the project with the following modifications: (1) reduce the mid-space by two feet; (2) keep side set back; (3) remove the rear west notch-out (eliminate rear bedroom); (4) stressed that more attention should be devoted to architectural detail.

AYES: Commissioners Chinchilla, Hayden, Lowenberg, Martin, Mills

NOES: Commissioners Levine and Marks

Adjournment -- 8:00 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON MARCH 14, 1996.

ACTION: Approved as drafted

AYES: Commissioners Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

ABSENT: Commissioner Levine

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

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020196M

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
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Commerce & Industry Inventory	8/1/95	12.00
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Hunters Point Shipyard - Shipyard Futures	3/1/95	0.00
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C55

#21

2/15/96

**MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 15, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

DOCUMENTS DEPT.

MAR 25 1996

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills
ABSENT: Commissioner Martin

THE METING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:36 P.M.

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Milton Edelin - Deputy Director of Planning, Alec Bash, Amit Ghosh, Barbara SAHM, Gerald Green, Martha Kessler, Vincent Marsh, Evan Rose, Barry Pearl, Steve Shotland, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

B. PUBLIC COMMENT

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- (1) Patricia Vaughey, re: -Are Dept. staff & project representative meetings with the City Attorney's Office open to include citizen input?; (2) Shelby Garcia, re: 178 Randall Street; (3) Sue Hestor, re: 178 Randall Street; (4) Ramona Albright, re: Emissions from Sutro Tower/electro radiation; (5) Margaret Verges, re: Antennas, (6) Dorothy Demis, re: Antennas

C. COMMISSIONERS' QUESTIONS AND MATTERS

1. Consideration of adoption -- Draft minutes of February 1, 1996.

ACTION: Approved as drafted

AYES: Commissioner Chinchilla, Levine, Lowenberg, Marks, Mills

EXCUSED: Commissioner Hayden

ABSENT: Commissioner Martin

Avery:

-Announced that she would leave early (5:00 p.m.) for a Doctor appointment, and Gene Coleman would sit in as Acting Commission Secretary.

-The Project Sponsors of 2277 33rd Avenue (95.570C) are requesting that the Commission consider rescinding their action taken on 2/8/96 to approve their project with modifications that would eliminate the side addition. With this elimination, the State and Department staff feel that the project is no longer viable for its intended purpose as a care facility for elderly patients in wheelchairs.

ACTION: Rescind action taken on 2/8/96

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills

ABSENT: Commissioner Martin

-W-4 Forms for the new appointed commissioners

-Memo from the Mayor's office announcing an orientation workshop on Saturday, February 23, 1996, from 9:30 am to 12:30 pm to overview the Brown Act, Sunshine Ordinance, Conflict of Interest, Statement of Economic Interest, etc. All Commissioners, Dept. Heads, Commission Secretaries, and the public are urged to attend.

-Memo from the City Attorney's Office on Financial Disclosure Requirements, Conflict of Interest Laws and other Requirements of Public Officials

D. DIRECTOR'S REPORT

2. DIRECTOR'S ANNOUNCEMENTS

-On Monday the Mayor signed Section 311, 150 foot notice requirements, effective 3/4/96

-Main/Beale as the preferred site for the Transbay Bus Terminal

3. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

None

E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

4. 1027 DIAMOND STREET, Lot 26 in Assessor's Block No. 6546 - Informational Presentation of Building Permit Application No. 9506307. The proposal is for demolition of existing structure and new construction of four-story 2-unit building.

ACTION: No opposition. No DR. Approved as proposed

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills

NOES: None

ABSENT: Commissioner Martin

E. CONSIDERATION OF FINDINGS AND FINAL MOTIONS--PUBLIC HEARING CLOSED

5. 95.358C (PEARL)
314 - 11TH STREET (PARADISE LOUNGE), southwest side between Folsom and Harrison Streets; Lot 2 in Assessor's Block 3521: -- Request for Conditional Use authorization under Sections 816.39 and 181.(f) of the Planning Code to expand an

existing Nighttime Entertainment Use (Paradise Lounge nightclub) in an SLR (Service/Light Industrial/Residential) District and a 50-X Height and Bulk District. (Continued from Regular Meeting of January 18, 1996)

NOTE: On February 1, 1996, following testimony, the Commission closed the public hearing and passed a motion of intent to approve with conditions by a vote of +7 -0. Final action by the Commission scheduled for 2/15/96.

ACTION: Approved with conditions as modified: **EXHIBIT A**, add following paragraph to Finding No. 5.c.ii.: The Commission finds that use of the Costco Warehouse parking lot by patrons of the Subject Property at a right of \$5.00 per vehicle per night, would promote the policies and objectives of the South of market Plan of the San Francisco Master Plan. Parking at \$5.00 per vehicle per night would discourage use of single-occupant private automobiles and would encourage use of transit, taxis, carpools and vanpools.; Add following policy under Objective 5 of the South of Market Plan: **POLICY 1:** Provide incentives for the use of transit, taxi, carpools and vanpools, and reduce the dependence on automobile parking facilities, particularly by area workers.

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Mills

NOES: None

EXCUSED: Commissioner Hayden

ABSENT: Commissioner Martin

MOTION NO. 14055

6. 95.619C (PEARL)

251 CLEMENT STREET/302 FOURTH AVENUE, southeast corner of Fourth Avenue; Lot 37 in Assessor's Block 1435: -- Request for authorization of Conditional Use under Section 161.(j) of the Planning Code to reduce the residential parking requirement related to the conversion of three existing second-story offices to two dwelling units in the Inner Clement Neighborhood Commercial District and 40-X Height and Bulk District.

(Continued from Regular Meeting of January 18, 1996)

NOTE: On February 1, 1996, following testimony, the Commission closed the public hearing and passed a motion of intent to approve with conditions by a vote of +7 -0. Final action by the Commission scheduled for 2/15/96.

SPEAKERS: Gaberial Ng

ACTION: Approved with conditions as modified: **Exhibit A**, Condition 3, delete drafted language and replace with language: The cooler shall be screened with a trellace and appropriate potted plants.

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Mills

NOES: None

EXCUSED: Commissioner Hayden

ABSENT: Commissioner Martin

MOTION NO. 14056

F. REGULAR CALENDAR

7. (ROSE)

FULTON STREET MALL DESIGN GUIDELINES. Informational presentation. The Planning Department is developing design guidelines for the Fulton Street Mall, the area of Fulton Street between the new Library and the proposed Asian Art Museum. These design guidelines are directed at reinforcing the Civic Center axis, while creating a "courtyard" linking the new Library and the Asian Art Museum.

SPEAKERS: Jim Haas, Bonnie Sherk, George Jones

ACTION: Informational only. No action required.

8. 95.610R (SHOTLAND)

Referral of the MUNI Key Stop Program , Phases A, B, C, to determine conformity with the Master Plan. This is a referral to determine whether the proposed MUNI Metro Key Stops (Phases A, B, C) are in conformity with the Master Plan. The MUNI Key Stop Program would install wheelchair-accessible ramps and new or enlarged pedestrian boarding platforms at "Key Stops" along the five MUNI Metro lines, where they operate on surface streets. The project would construct wheelchair-accessible ramps and pedestrian boarding islands, revise sidewalk widths, and implement parking and traffic changes at these locations, to accommodate the accessibility improvements mandated by the Americans with Disabilities Act (ADA) of 1990. The ramps, boarding platforms, and associated improvements would be constructed primarily within the street rights-of-way at selected MUNI Metro stops to enable disabled passengers to enter and exit the streetcars. The proposal is to consider the MUNI Key Stop Program and required changes at the following locations:

Phase A

Church at 18th St.
(NW corner Dolores Park)
St. Francis Circle

Phase B

UCSF (Irving at Arguello)
Judah at 9th
Judah at 19th
Judah at Sunset
Taraval at Sunset

Phase C

Church at 24th
Church at 30th
Taraval at 22nd
Ocean at Jules
San Jose at Geneva

(Continued from the Regular Meeting of January 25, 1996)

SPEAKERS: (pro) Larry Fitzgerald - MUNI staff, Tom Karnes, Wayne Sherman, Karen Young-Simmons; (con) Bob Heimbaugh, Reuben David Goodman, Eva Skoufis, Bob Planthold, Bruce Ogar, Tom Maravilla, Sasuki Ajapenti, John Delas

ACTION: Approved as proposed.

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills

NOES: None

ABSENT: Commissioner Martin

MOTION NO. 14057

NOTE: Items 9 thru 15 were called and heard together.

9. 95.348C (PEARL)
1700 HAIGHT STREET, northwest corner of Cole Street; Lot 33 in Assessor's Block 1229: -- Request for Conditional Use authorization under Section 719.83 of the Planning Code to install a total of nine antennas and a base transceiver station as part of a wireless communication network on the roof of the existing building located in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of February 1, 1996)

SPEAKERS: (con or neutral) Pat Gerber, Patricia Vaughey, Roger Broomfield, Jeannette Reingold, John Brooke, Barry Eisenberg, Erica Zwieg, Chris Wagner, Donald Stroh, Margaret Verges, Ramona Albright, Mary Irene Zemanek, Eric Albronda, Zane Blaney, Niels Erich, Wayne Sherman, Philip Carleton

ACTION: Following testimony, continued to 3/7/96.

AYES: Commissioners Chinchilla, Hayden, Levine, Marks, Mills

NOES: None

EXCUSED: Commissioner Lowenberg

ABSENT: Commissioner Martin

10. 95.389C (PEARL)
6143-6153 GEARY BOULEVARD, southeast corner of 26th Avenue; Lot 35A in Assessor's Block 1519: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of February 1, 1996)

SPEAKERS: (con or neutral) Pat Gerber, Patricia Vaughey, Roger Broomfield, Jeannette Reingold, John Brooke, Barry Eisenberg, Erica Zwieg, Chris Wagner, Donald Stroh, Margaret Verges, Ramona Albright, Mary Irene Zemanek, Eric Albronda, Zane Blaney, Niels Erich, Wayne Sherman, Philip Carleton

ACTION: Following testimony, continued to 3/7/96.

AYES: Commissioners Chinchilla, Hayden, Levine, Marks, Mills

NOES: None

EXCUSED: Commissioner Lowenberg

ABSENT: Commissioner Martin

11. 95.390C (PEARL)
2696 GEARY BOULEVARD, north side, between Masonic Avenue and Emerson Street; Lot 04 in Assessor's Block 1071: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of February 1, 1996)

SPEAKERS: (con or neutral) Pat Gerber, Patricia Vaughey, Roger Broomfield, Jeannette Reingold, John Brooke, Barry Eisenberg, Erica Zwig, Chris Wagner, Donald Stroh, Margaret Verges, Ramona Albright, Mary Irene Zemanek, Eric Albronda, Zane Blaney, Niels Erich, Wayne Sherman, Philip Carleton

ACTION: Following testimony, continued to 3/7/96.

AYES: Commissioners Chinchilla, Hayden, Levine, Marks, Mills

NOES: None

EXCUSED: Commissioner Lowenberg

ABSENT: Commissioner Martin

12. 95.391C (PEARL)

1400 LOMBARD STREET, southwest corner of Van Ness Avenue; Lot 10 in Assessor's Block 498: -- Request for Conditional Use authorization under Section 209.6.(b) of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an RC-3 (Residential-Commercial, Combined: Medium Density) District and a 65-A Height and Bulk District.

(Continued from Regular Meeting of February 1, 1996)

SPEAKERS: (con or neutral) Pat Gerber, Patricia Vaughey, Roger Broomfield, Jeannette Reingold, John Brooke, Barry Eisenberg, Erica Zwig, Chris Wagner, Donald Stroh, Margaret Verges, Ramona Albright, Mary Irene Zemanek, Eric Albronda, Zane Blaney, Niels Erich, Wayne Sherman, Philip Carleton

ACTION: Following testimony, continued to 3/7/96.

AYES: Commissioners Chinchilla, Hayden, Levine, Marks, Mills

NOES: None

EXCUSED: Commissioner Lowenberg

ABSENT: Commissioner Martin

13. 95.392C (PEARL)

2505 LOMBARD STREET, southwest corner of Divisadero Street; Lot 01 in Assessor's Block 938: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of February 1, 1996)

SPEAKERS: (con or neutral) Pat Gerber, Patricia Vaughey, Roger Broomfield, Jeannette Reingold, John Brooke, Barry Eisenberg, Erica Zwig, Chris Wagner, Donald Stroh, Margaret Verges, Ramona Albright, Mary Irene Zemanek, Eric Albronda, Zane Blaney, Niels Erich, Wayne Sherman, Philip Carleton

ACTION: Following testimony, continued to 3/7/96.

AYES: Commissioners Chinchilla, Hayden, Levine, Marks, Mills

NOES: None

EXCUSED: Commissioner Lowenberg

ABSENT: Commissioner Martin

14. 95.393C (PEARL)

669-677 PORTOLA DRIVE, south side, between Teresita Boulevard and Fowler Avenue; Lot 17 in Assessor's Block 2901B: -- Request for Conditional Use authorization under Section 710.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-1 (Neighborhood Commercial Cluster) District and a 26-X Height and Bulk District.

(Continued from Regular Meeting of February 1, 1996)

SPEAKERS: (con or neutral) Pat Gerber, Patricia Vaughey, Roger Broomfield, Jeannette Reingold, John Brooke, Barry Eisenberg, Erica Zwig, Chris Wagner, Donald Stroh, Margaret Verges, Ramona Albright, Mary Irene Zemanek, Eric Albronda, Zane Blaney, Niels Erich, Wayne Sherman, Philip Carleton

ACTION: Following testimony, continued to 3/7/96.

AYES: Commissioners Chinchilla, Hayden, Levine, Marks, Mills

NOES: None

EXCUSED: Commissioner Lowenberg

ABSENT: Commissioner Martin

15. 95.394C (PEARL)

2324 MARKET STREET, northwest side, between 16th and Castro Streets; Lot 4 in Assessor's Block 3562: -- Request for Conditional Use authorization to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an Upper Market Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of February 1, 1996)

SPEAKERS: (con or neutral) Pat Gerber, Patricia Vaughey, Roger Broomfield, Jeannette Reingold, John Brooke, Barry Eisenberg, Erica Zwig, Chris Wagner, Donald Stroh, Margaret Verges, Ramona Albright, Mary Irene Zemanek, Eric Albronda, Zane Blaney, Niels Erich, Wayne Sherman, Philip Carleton

ACTION: Following testimony, continued to 3/7/96.

AYES: Commissioners Chinchilla, Hayden, Levine, Marks, Mills

NOES: None

EXCUSED: Commissioner Lowenberg

ABSENT: Commissioner Martin

16. 95.652C (BERKOWITZ)

4123 - 24TH STREET, Lot 42A in Assessor's Block 6506, southside between Castro and Diamond Streets: Request for Conditional Use authorization to convert an existing large fast food restaurant to a full service restaurant and to establish outdoor patio seating within the rear area of the property in the 24th Street-Noe Neighborhood Commercial District.

SPEAKERS: (pro) Steve Vettel - rep of sponsor, Barry Risso, Ann Rudolf, Mrs. Benny Gill; (con) Eleanore Gerhardt, Viviane Sosa, Claire Pilcher, Ron Olsen, Betsy Ross, Peggy Lenartowicz, Yvonne, Paul Kettis, Lowell Kimble

ACTION: Approved with conditions as modified: Exhibit A, Conditions of Approval, #4 ...outdoor dining in the rear shall not operate after 8:00 p.m.; add language to #5 that says that there shall be no outdoor heaters; amend the language of #3 to address the fee requirement imposed to mitigate non compliance of conditions of approval.

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills

NOES: None

ABSENT: Commissioner Martin

MOTION NO. 14058

17. 95.649L (MARSH)

THE MILO HOADLEY RESIDENCE, 2908-2910 BUSH STREET, Lot 13 in Assessor's Block 1046: Acting on the advice of the Landmarks Preservation Advisory Board to designate Landmark No. 216 pursuant to Section 1004 of the Planning Code. The subject property is located within a RH-2 (House, Two Family) District and a 40-X Height and Bulk District.

SPEAKERS: (pro) Courtney Clarkson, William Kostura - Landmarks Board member; (con) Jake Wholly - representative of owner, James Hughes

ACTION: Approved with conditions as proposed

AYES: Commissioners Chinchilla, Levine, Marks, Mills

NOES: Commissioner Lowenberg

ABSENT: Commissioner Hayden and Martin

MOTION NO. 14059

18. (EDELIN)

Public hearing and consideration of adoption the Planning Department budget and work program for Fiscal Year 1996/1997 within the context of the Department's "Draft" Strategic Plan. The City Charter requires each Department to prepare a Strategic Plan and three year work program for implementing that Plan as part of the Charter-mandated "Mission Driven Budget" process. Included will be a review of Long Range Planning accomplishments and reassessment of FY 95-96.

SPEAKERS: None

ACTION: Following discussion, continued to 2/22/96

AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Mills

NOES: None

ABSENT: Commissioner Hayden and Martin

AT APPROXIMATELY 6:30 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

19. 95.523D (PASSMORE)

223 27th STREET, southside between Dolores and Church Streets, Lot 35 in Assessor's Block 6593 - Request for Discretionary Review of Building Permit Application No. 9507226 for the proposed construction of a two-story rear addition to an existing two-story single family dwelling within an RH-2 (Residential, House, Two-Family) District.

SPEAKERS: (con) Burnito - DR requestor, Meccedes, Donna Zimmerman, Jim Gabert

ACTION: Approved as modified: eliminate deck
AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Mills
NOES: None
ABSENT: Commissioner Hayden and Martin

20. 95.682D (PASSMORE)
122 CASELLI AVENUE, north between Clover and Danvers Streets, Lot 6 in Assessor's Block 2690 - Request for Discretionary Review of Building Permit Application No. 9513444 for the proposed construction of a four story, two unit, two family residential building.

SPEAKERS: (con) Cindy Ruskin, Joan Irwin, Kirk Hudson, Robert Pierce, (pro) (pro) Bruce Bauman - Rep of sponsor, Bill McInnerny, Phillip Moss, Kevin

ACTION: Following discussion, continued to 3/7/96
AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks, Mills
NOES: None
ABSENT: Commissioner Hayden and Martin

21. 96.010D (PASSMORE)
1007 CAROLINA STREET, east between 22nd and 23rd Streets, Lot 43 in Assessor's Block 4161 - Request for Discretionary Review of Building Permit Application No. 9518907 and 9518908 for the proposed construction of a three story two-unit residential building. Demolition of existing single family unit.

SPEAKERS: (con) Susanne Shields - DR requestor, Harold Paul, Pat McMullian; (pro) Henry Shapiro - project sponsor

ACTION: Approved as proposed
AYES: Commissioners Chinchilla, Levine, Lowenberg, Marks
NOES: None
ABSENT: Commissioner Hayden, Martin, and Mills

Adjournment -- 8:55 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, MARCH 14, 1996.

ACTION: Approved as corrected: Page 2, #2, Directors's Report: correct spelling of Beale Street; Page 9, #19, ACTION: correct to read: Approved as modified: eliminate deck.
AYES: Commissioners Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills
ABSENT: Commissioner Levine

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the Intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language Interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6075.

021596M

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/1/95	2.00
Commerce & Industry Inventory	8/1/95	12.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Housing Information Series, Changes in the Housing Inventory	9/1/95	3.00
Hunters Point Shipyard - Land Use Plan	11/1/95	0.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard - Shipyard Futures	3/1/95	0.00
Amendments to the Master Plan	10/1/95	15.00
Neighborhood Organization Directory	10/01/95	5.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan, Proposal for Adoption	4/1/95	5.00
Transbay Area Plan Background Data Report	2/27/95	10.00
Transportation Element	5/1/95	12.00

To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Reception Counter at 1660 Mission Street, Fifth Floor, San Francisco, CA 94103

These and other Planning Department reports are also available for public reference in Public Libraries.

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2/22/96
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MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 22, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.
MAR 23 1996
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, and Mills

THE METING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:35 P.M.

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Milton Edelin - Deputy Director of Planning, Alec Bash, Amit Ghosh, Barbara Sahm, Roger Herrera, Jim Miller, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.279EC (MILLER)
1206-12 CONNECTICUT STREET, east side between 26th and Army Streets, Lot 3 in Assessor's Block 4324 - Request for authorization of a **CONDITIONAL USE** to permit the conversion of **TEN LIVE/WORK UNITS** to **TEN DWELLING UNITS**, in an M-1 (Light Industrial) District and a 65-J Height and Bulk District.
(Proposed for Continuance to ~~March 7~~ March 14, 1996)

ACTION: Approved as amended

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Mills

NOES: None

ABSENT: Commissioners Marks and Martin

2. 95.150C (PAEZ)
477-479 NATOMA STREET, south side between Fifth and Sixth Streets, the northerly portion of Lots 23, 24 and 27 in Assessor's Block 3725: Request for authorization of a Conditional Use to modify the affordability requirements of a previously approved Conditional Use for the construction of 30 affordable dwelling units for families at a height in excess of 40 feet in an RSD (Residential/Service) Mixed Use District and within a 40-X/85-B Height and Bulk District.
(Proposed for Continuance to ~~March 7~~ March 14, 1996)

ACTION: Approved as amended

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Mills

NOES: None

ABSENT: Commissioners Marks and Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Mark Duffett, re: 2900 Sloat Blvd.; (2) Mary Ann Miller, re: 2900 Sloat Blvd.; (3) Patricia Vaughney, re: Telecommunication laws and a project on Geary Blvd.; (4) Michael Page, re: Lobos Creek; (5) Alice Barkley, re: 2900 Sloat Blvd.

C. COMMISSIONERS' QUESTIONS AND MATTERS**Avery:**

-Mayor's/City Attorney's workshop on the Brown Act, Sunshine Ord., etc. this Saturday from 9:30 - 12:30 pm, 1st floor of this building (401 Van Ness Ave.)

-Saturday, September 28, 1996, the Recreation and Park Department will sponsor the annual Open Space Bus Tour.

-passed around the Commissioner's "Leave" calendar

-letter received by fax just prior to today's hearing from the attorney for the owner of the Milo Hoadley residence at 2908-2910 Bush Street. The attorney is requesting the Commission to rescind their action taken on 2/15/96 (approving the landmark designation) to consider new evidence against the landmark designation.

ACTION: Rescind action taken on 2/8/96. Re-calendar on 3/14/96

AYES: Commissioners Chinchilla, Hayden, Lowenberg, Mills

NOES: Commissioners Levine and Marks

ABSENT: Commissioner Martin

Mills:

-request that the Commission take 5 min. at the end of each session to review the request they have made for clarification of staff on certain things.

Lowenberg:

-instructed the Commission Secretary to re-institute the Commissioner's Request List and suggested that the time for clarification take place during Commissioner's Questions and Matters on the Calendar.

-instructed the Commission Secretary to inform the representatives of the Milo Hoadley residence that the Commission will only consider new evidence.

Levine:

-What was going to happen with the Randall Street property?

-How to deal with DRs:

1. Make sure everyone understands the Commission decision. Request that the Commissioners receive in their packets the following week a list showing exactly what was agreed to on the DR for clarity and that any changes, or agreed to items be distributed to both the DR requestor and the owner.
2. Upon completion of the item, under Director's Report, an informational item indicating the completed DRs and a statement that the matter is closed.

Chinchilla:

-request a presentation on Landmark procedures

Hayden:

-as a general rule, the Commission should be cautious about people making representations that they have new evidence to present after a Commission decision has been made. The Commission should make it clear that they (the sponsors of a case, and all others that come before us) have one shot to give us their best case.

D. DIRECTOR'S REPORT3. DIRECTOR'S ANNOUNCEMENTS

-Board of Supervisors approved the Department's supplemental request for \$106,000 for the remainder of this year

-1010 S. Van Ness appealed to the Board—CPC decision upheld

-letter from Nelson Risen is the official withdrawal of Mission Bay from the Development Agreement

-meeting last evening on Lobos Creek. It will come to the Commission on 3/14.

-GGNRA will have a meeting on 2/28 and one of the main items will be Lobos Creek

-When the Board met in the Richmond Dist. one of the issues raised was the merchants along Clement Street are parking or double parking loading trucks along their establishments and selling produce out of them or using them for storage. Supervisor Kauffman asked the Department of Planning and the Department of Parking and Traffic to look into this matter.

-memo to the Housing and Land Use Committee and the Budget Committee of summary of marking and budget for the Main/Beal site for the Transbay Bus Terminal

-The date of our Budget hearings before the Board is June 18, 1996 at 1 pm.

-Letter from Mayor Brown informing the Commission that if they leave the State, they must (under current Charter) request his and the Board's permission.

-On Saturday, while the Commissioners are having their workshop on the Brown Act, the City's Department managers will be having a workshop on sexual harassment

-Department's Customer Service Survey

4. BOARD OF PERMIT APPEALS/BOARD OF SUPERVISORS REVIEW OF PAST WEEKS EVENTS

BPA: -GTE antenna cases

-44 Edgehill Way -- continued to 4/17

-2710 Broadway

5.

(HERRERA)

Office Affordable Housing Production Program (OAHPP), informational update on the pending re-enactment of the OAHPP ordinance as amended by the City Planning Commission on November 16, 1995. Technical changes in the language

regarding the use of the Citywide Affordable Housing Fund were required by the City Controller. No action is required by the City Planning Commission. This item is scheduled for review by the Housing and Land Use Committee of the Board of Supervisors in March.

SPEAKERS: None

ACTION: Information only. No action required.

6. Parcel Map Waiver Referral, 625 and 655 Brotherhood Way, Lots 24 and 23 (respectively) in Assessor's Block 7380 (formerly Lot 13) - Request by the Director of Planning to be directed to report to the Department of Public Works, Bureau of Street-Use and Mapping, Division of Subdivision and Mapping, that the Commission authorizes the subdivision of said (former) Lot 13 into said Lots 23 and 24 which commission authorization is required by the terms of Board of Supervisors Resolution No.18488 (Series of 1939) adopted November 18, 1957 and by the terms of Commission Resolution 4746 (Case No. S-57.5) adopted August 8, 1957.

SPEAKERS: None

ACTION: Approved as proposed.

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

RESOLUTION NO. 14060

E. REGULAR CALENDAR

7. 95.668C (ANDRADE)
525 - 27TH STREET, Lots 77 and 78 in Assessor's Block 6590; south side between Noe and Castro Streets: Request for Conditional Use authorization to construct five dwelling units on a site of approximately 7500 square feet per Section 209.1(g) in an RH-2 (House, Two Family) District and 40-X Height and Bulk District.

SPEAKERS: Doug Shaw, Barbara Francisco, Bernard Slabeck, Stephen Manookian, Majorie Miller, Belinda Sifford

ACTION: Following testimony, the Commission closed public hearing and passed a motion of intent to approved with conditions. The final draft motion will come before the Commission for action on 3/7/96.

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

8. 95.657C (GORDON)
120 CHURCH STREET, on the est side of the street, between Duboce and 14th Streets, Lot 06 in Assessor's Block 3537 - Request for a Conditional Use authorization to reduce the residential off-street parking requirement for a proposed dwelling unit in the Upper Market Neighborhood Commercial District (as required by the provisions of Sections 161(j) of the Planning Code) and a 40-X Height and Bulk District.

SPEAKERS: None

ACTION: Approved with conditions as proposed.

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills
NOES: None
MOTION NO. 14061

9. 95.692C (BERKOWITZ)
1400-1424 GRANT AVENUE, Lot 19 in Assessor's Block 115; northeast corner at Green Street: Request for Conditional Use authorization to allow musical entertainment defined by Section 790.38 as Other Entertainment in an existing restaurant in the North Beach Neighborhood Commercial District.

SPEAKERS: None

ACTION: Approved with conditions as corrected: Exhibit A, Conditions of Approval, #5 ...Hours of musical entertainment shall be limited to from 1:00 p.m. to 11:00 ...

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills
NOES: None
MOTION NO. 14062

10. (EDELIN)
Consideration of a Resolution adopting the Planning Department budget and work program for Fiscal Year 1996/1997.

SPEAKERS: Majorie Miller

ACTION: Approved

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills
NOES: None
MOTION NO. 14063

AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

11. 96.037D (PASSMORE)
40 SUNVIEW DRIVE, east between Burnett Avenue and Block 2672, Lot 23 in Assessor's Block No. 2853 - Request for Discretionary Review of Building Permit Application No. 9600070 for a two-story addition behind the existing two-story house, on a upsloping lot. The addition would be about as large as the existing house.

SPEAKERS: (con) John Forsyth - DR requestor, Roger Russell, name unknown; (pro) Taddeo DeCastro - project designer

ACTION: Following testimony, the Commission closed public hearing and continued the matter to 3/14/96 indicating that at least one Commissioner would participate in a site visit prior to the next hearing date.

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills
NOES: None

12. 95.664D (PASSMORE)
934 MINNESOTA STREET, west between 20th and 22nd Streets, Lot 7 in Assessor's Block No. 4106 - Request for Discretionary Review of Building Permit Application No.9512435 for the expansion of the existing greenhouse on the first and second floors of the two story over basement, single family dwelling in an RH-3 (House, Three-Family) District. The proposal is a Tier 1 project that would extend the side building wall to the ear north side property line. The proposed extension would close off a side property line window of the adjacent property to the north.

SPEAKERS: (con) David Wasserman - rep of DR requestor; (pro) Joe Boss - sponsor, Jannett Carpanelli, Tony Daminski

ACTION: Approved as proposed.

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

6:30 P.M.

E. REGULAR CALENDAR

13. 92.219EZ (ROSETTER)
Consideration of a proposed amendment to the Zoning Map to change the Height and Bulk District from 40-X to 28-X, for most properties in the Lakeside Subdivision, bounded by Eucalyptus Drive on the north and Junipero Serra Boulevard and 19th Avenue on the east, south and west; all of Assessor's Blocks 7228, 7229, 7229A, 7230, 7231, 7232, 7233, 7234, 7235, 7238, 7238A, 7239, 7239A, 7240, 7240A, 7241, 7242, and 7243 and all of Assessor's Block 7236 except Lot 1, all of Assessor's Block 7237 except Lot 9, and all of Assessor's Block 7244 except Lot 17. This matter was previously considered by the Planning Commission in a public hearing on December 7, 1995 at which hearing the Commission adopted, by a vote of 6 - 0, a resolution recommending the adoption by the Board of Supervisors and the Mayor of the proposed amendment. The matter was heard and recommended for passage by the Board of Supervisor's Land Use Committee but returned to the City Planning Commission by the full Board to rehear the matter after confirming the adequacy of the mailed notice for the Commission hearing and the amount of support given the proposal by owners of the property in the area that would have the height limit changed.

SPEAKERS: (pro) James Chan, Bill Schneider, Henry Ortiz, Larry Bettencourt, Solomon Berger, George Oberlander, Don Lanier, Karen Wood, Anita Theoharis, Natalie Rokusek, Karen Crommie, (neutral) Rose Tsai

ACTION: Approved as amended: page 3, insert the following clause as the third one on the page: WHEREAS, The City Planning Commission has determined that the revised motion to the affected property owners was clear, understandable and adequate.; amend the "THEREFORE BE IT RESOLVED" clause to read: THEREFORE BE IT RESOLVED, That the City Planning Commission, having considered these proposals at a public meeting on February 22, 1996, does hereby reaffirm the actions taken on December 7, 1995 and recommends the adoption by the Board of Supervisors and the Mayor of the amendment to the City Zoning Map

as described above and included within the draft ordinance already submitted to the Board of Supervisors which would reclassify the Lakeside Subdivision from a 40-X to a 28-X Height and Bulk District.

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

MOTION NO. 14064

Adjournment -- 7:10 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, MARCH 21, 1996

ACTION: Approved as drafted

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6075.

022296M

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/1/95	2.00
Commerce & Industry Inventory	8/1/95	12.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Housing Information Series, Changes in the Housing Inventory	9/1/95	3.00
Hunters Point Shipyard - Land Use Plan	11/1/95	0.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard - Shipyard Futures	3/1/95	0.00
Amendments to the Master Plan	10/1/95	15.00
Neighborhood Organization Directory	10/01/95	5.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan, Proposal for Adoption	4/1/95	5.00
Transbay Area Plan Background Data Report	2/27/95	10.00
Transportation Element	5/1/95	12.00

To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Reception Counter at 1660 Mission Street, Fifth Floor, San Francisco, CA 94103

These and other Planning Department reports are also available for public reference in Public Libraries.

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3/7/96

**MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY
MARCH 7, 1996**

**ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

DOCUMENTS DEPT.
MAR 23 1996
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, and Mills

THE METING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:35 P.M.

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Gerald Green, Elizabeth Gordon, Vincent Marsh, Barry Pearl, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.660C (PEARL)
FORT FUNSTON NATIONAL GUARD ARMORY, west side of Armory Road and Zoo Road; Lot 4 in Assessor's Block 7281: -- Request for Conditional Use authorization under Sections b) and 234.2.(a) of the Planning Code to install a total of twelve antennas on a tower and associated equipment in a one story equipment shelter building as part of a wireless communication network located in a P (Public) District and an OS (Open Space) Height and Bulk District.
(Continued from the Regular Meeting of February 8, 1996)
(Proposed for Continuance to ~~March 14~~ March 21, 1996)

ACTION: Approved as amended

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, and Mills

NOES: None

2. 95.509C (PEARL)
1290 - 20TH AVENUE, northeast corner of Irving Street; Lot 25 in Assessor's Block 1731: -- Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of six antennas and associated radio equipment as part of a wireless communication network (Enhanced Specialized Mobile Radio) on the roof and in the garage of the existing building located in an NC-2 (Small-Scale Neighborhood Commercial) District and a 105-A Height and Bulk District.
(Continued from the Regular Meeting of February 8, 1996)
(Proposed for Continuance to ~~March 14~~ March 21, 1996)

ACTION: Approved as amended

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, and Mills
NOES: None

3. 95.510C (PEARL)
445 WAWONA STREET, generally bounded on the north by Wawona Street, on the east by 15th Avenue, on the south by Assessor's Block 2541, and on the west by 19th Avenue; Lot 8 in Assessor's Block 2540: -- Request for Conditional Use authorization under Section 209.6.(b) of the Planning Code to install a total of six antennas and associated radio equipment as part of a wireless communication network (Enhanced Specialized Mobile Radio) on the roof and in the penthouse of the existing building located in RH-1(D) (House, One-Family: Detached)/ RH-2 (House, Two-Family) Districts and a 40-X Height and Bulk District.
(Continued from the Regular Meeting of February 8, 1996)
(Proposed for Continuance to ~~March 14~~ March 21, 1996)

ACTION: Approved as amended

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, and Mills
NOES: None

4. 95.150C (PAEZ)
477-479 NATOMA STREET, south side between Fifth and Sixth Streets, the northerly portion of Lots 23, 24 and 27 in Assessor's Block 3725: Request for authorization of a Conditional Use to modify the affordability requirements of a previously approved Conditional Use for the construction of 30 affordable dwelling units for families at a height in excess of 40 feet in an RSD (Residential/Service) Mixed Use District and within a 40-X/85-B Height and Bulk District.
(Continued from Regular Meeting of February 22, 1996)
(Proposed for Continuance to ~~March 14~~ March 21, 1996)

ACTION: Approved as amended

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, and Mills
NOES: None

5. 95.454C (PEARL)
543-555 BAKER STREET, west side, between Fulton and Grove Streets; Lot 35 in Assessor's Block 1184: -- Request for Conditional Use authorization under Section 209.6.(b) of the Planning Code to install a total of six antennas and two base transceiver stations on the roof of the existing building as part of a wireless communication network in an RM-1 (Mixed, Residential: Low Density) District and a 40-X Height and Bulk District.
(Proposed for continuance to March 21, 1996)

ACTION: Approved as proposed

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, and Mills
NOES: None

6. 95.459C (PEARL)
35 RUSSIA AVENUE, northwest corner of London Street; Lot 18 in Assessor's Block 5084: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations on the roof of the existing building as part of a wireless communication network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Proposed for continuance to March 21, 1996)

ACTION: Approved as proposed

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, and Mills

NOES: None

7. 96.007C (PEARL)
2011 BAYSHORE BOULEVARD, on the block bounded by Bayshore Boulevard and Hester Avenue; Lot 03 in Assessor's Block 5054A: -- Request for Conditional Use authorization under Section 713.83 of the Planning Code to install a total of six antennas on the roof of the existing building and two base transceiver stations as part of a wireless communication network in an NC-S (Neighborhood Commercial Shopping Center) District and a 40-X Height and Bulk District.
(Proposed for continuance to March 21, 1996)

ACTION: Approved as proposed

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, and Mills

NOES: None

8. 96.025C (PEARL)
959-999 PERALTA AVENUE, northeast corner of Thompkins Avenue; Lot 24 in Assessor's Block 5695: -- Request for Conditional Use authorization under Section 713.83 of the Planning Code to install a total of five antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-S (Neighborhood Commercial Shopping Center) District and a 40-X Height and Bulk District.
(Proposed for continuance to March 21, 1996)

ACTION: Approved as proposed

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, and Mills

NOES: None

9. 95.570C PUBLIC HEARING CLOSED (MILLER)
2277--33rd AVENUE, west side between Rivera and Santiago Streets, Lot 3 in Assessor's Block 2316 -- Request for authorization of a CONDITIONAL USE to expand an existing RESIDENTIAL CARE FACILITY for six residents to 12 residents, involving a rear addition to the structure of approximately 721 square feet, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
(Continued from the Regular Meeting of February 8, 1996)

NOTE: On February 15, 1996, the Commission rescinded their action taken on February 8, 1996, to approve this project with drafted conditions and the

modification to eliminate a proposed side addition. At the time the Commission rescinded their action of February 8, 1996, they also continued the matter to March 7, 1996 for further consideration.

(Proposed for continuance to March 21, 1996)

ACTION: Approved as proposed

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, and Mills

NOES: None

10. 95.279C (MILLER)
1206-12 CONNECTICUT STREET, east side between 26th and Army Streets, Lot 3 in Assessor's Block 4324 - Request for authorization of a **CONDITIONAL USE** to permit the conversion of **TEN LIVE/WORK UNITS** to **TEN DWELLING UNITS**, in an M-1 (Light Industrial) District and a 65-J Height and Bulk District.
(Continued from Regular Meeting of February 22, 1996)
(Proposed for continuance to March 28, 1996)

ACTION: None. Item on calendar in error. On 2/22/96, the Commission continued this matter to 3/14/96.

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Patricia Vaughney, re: Lobbying of Commissioners; (2) Linton Stables, re: introducing a new organization: Castro Area Planing and Action – concentrating on long rang planning for the Castro; planning a workshop for May, extended invitation to all members of the Commission to attend.

C. COMMISSIONERS' QUESTIONS AND MATTERS

Avery: ○Commission request/action list is in correspondence folders

Mills: ○Reported that she & Commissioner Levine met with reps of Pac Bell—submitted the material they received from that meeting for the file.

Lowenberg: ○Commission would like to see what the staff comes up with in terms of job description, outline, work plan for the \$100,000 that is to be spent to do the nexus study for the OAHPP project.

Chinchilla: ○Pulled the Supreme Court decision on the OAHPP program off line this morning, and will make it available to anyone who wishes a copy.

D. DIRECTOR'S REPORT11. DIRECTOR'S ANNOUNCEMENTS

- On Monday, the Rules Committee of the Board met, re Lobos Creek—passed a resolution, which they forwarded to the full Board requesting the Mayor to ask the Planning Commission to consider using its Discretionary Review powers to protect the qualities along Lobos Creek.
- The Housing & Land Use Committee of the Board met this morning and reviewed the re-enactment of the Office Affordable Housing Production Program—passed on to the full Board with endorsement for support.
- Department produces a neighborhood list and is available to the public for \$4.00.
- Joint hearing of the Budget Committee and the Rules Committee with respect to the ballpark. Mayor Brown attended & gave a presentation in support of the ballpark at China Basin.
- The Landmarks Board presentation before the Commission is scheduled for 4/11/96.

12. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF PERMIT APPEALS
None

Other announcements by the Zoning Administrator (ZA):

- Report on the outcome of the DR case at 25 San Anselmo: required the additional floor to be shortened by requiring a larger rear yard & have the ZA work with the sponsor on the whether a different roof shape could be considered (hip vs gable). The project has also gone to the St. Francis Woods Assoc.—they do not want to change the roofline. As ZA, will sign off on the project.
- Report on the status of the DR case, 178 Randall Street: The proposed legalization of a second dwelling unit in a legal one-family dwelling, and proposed horizontal addition and lifting the existing building to provide one off-street parking space. At the scheduled DR hearing in May 1995 the Commission ruled that a building height not exceeding 28 feet having horizontal dimensions at all levels not exceeding those shown on plans reviewed by the Commission at that hearing should be approved on condition that two off-street parking spaces be provided. One of the spaces could be tandem if the (ZA) did not require two independently accessible spaces. Subsequently the ZA ruled two independently accessible spaces were required, and revised plans have been submitted providing the required parking. The revised plans have a roof ridge height of 27.92 feet; however enclosed areas of the building are greater in length than those reviewed by the Commission. To comply with the two off-street independently accessible parking spaces the sponsor has offered to modify the existing front entry way and central stairway to provide the required doorway width with some loss of curb parking. Commissioners Chinchilla and Levine visited the site with the project sponsor and concerned neighbors on February 28, 1996. The project sponsor has indicated that on March 11, 1996, they would file revised plans having horizontal dimensions consistent with the May 1995 ruling by the Commission. When this occurs the plans will be made available to all parties

concerned. If the plans are consistent with the Commission's previous action, then staff would sign off. An appeal to BPA can be expected; neighbors continue to express concern over the proposed height and length of the dwelling, and the revised front stairs and garage entry. Commissioner Levine has requested that staff not sign off on the final plans until he returns on 3/17/96 and has a chance to review them. Commissioner Lowenberg promised Ms. Hestor that the plans would be made available to her as soon as possible upon the Department's receipt of them.
SPEAKERS: Sue Hestor

13. Informational Presentation on staff procedures implementing Section 311 of the City Planning Code, effective March 4, 1996.

ACTION: Informational only. No action required.

- E. TIER III CASES, Informational presentation to the Commission pursuant to Resolution No. 12044; no opposition to the cases has been filed with the Department of City Planning.

14. 2559 - 29TH AVENUE, Lot 11 in Assessor's Block No. 2430 - Informational Presentation of Building Permit Application No. 9515192. This proposal is for the legalization of a rear deck and the replacement of existing stairs.

SPEAKERS: None

ACTION: No opposition. No DR. Approved as proposed.

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, and Mills

NOES: None

- F. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

15. 95.668C (ANDRADE)
525 - 27TH STREET, Lots 77 and 78 in Assessor's Block 6590; south side between Noe and Castro Streets: Request for Conditional Use authorization to construct five dwelling units on a site of approximately 7500 square feet per Section 209.1(g) in an RH-2 (House, Two Family) District and 40-X Height and Bulk District.

NOTE: On February 22, 1996, after receiving public testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote of +7 -0.

SPEAKERS: Belinda Sifford, the Project Sponsor (name was not given)

ACTION: Approved with conditions as drafted.

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, and Mills

NOES: None

MOTION NO. 14065

- (The Commission directed the ZA to get information on liability issues/obligations if the sponsor provides up to \$5,000 in material and labor to the building of public stairs. They have requested an informational report next week under Director's Report.)

G. REGULAR CALENDAR

16. 95.387L **PUBLIC HEARING CLOSED** (MARSH)
2475 GREENWICH STREET-NORTH END POLICE STATION, Lot 15 in Assessor's Block 513. Acting on the advice of the Landmarks Preservation Advisory Board to designate a Landmark pursuant to Section 1004 of the Planning Code. The subject property is located within a RH-2 (House, Two Family) District and a 40-X Height and Bulk District.

NOTE: On November 9, 1995, by a vote of +5 -0 (Commissioners Martin and Unobskey were absent), the Commission closed the public hearing following public testimony, and continued the matter to November 30, 1995 with instructions that the absent commissioners were to be given the hearing tape and case material for review prior to Commission action.

NOTE: On January 25, 1996, with the appointment of four new commissioners since the last hearing on November 9, 1995, this matter was continued to February 8, 1996 in order to give those new commissioners an opportunity to review all case material and listen to all past hearing tapes on this matter prior to taking any action. Also on January 25, 1996, it was stated that the public hearing on this matter could be re-opened.

(Continued from Regular Meeting of February 8, 1996)

SPEAKERS: None

ACTION: Approved as drafted.

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, and Mills

NOES: None

MOTION NO. 14066

NOTE: ITEMS 17 THRU 23 WERE CALLED AND HEARD TOGETHER. THE SPEAKERS, ACTION AND VOTE ARE THE SAME FOR ALL ITEMS.

- Following the action taken on items 17 - 23, the Commission passed a motion made by Commissioner Hayden, to direct staff to develop Master Plan Policies for future wireless communication antennas and transceiver stations and locations. Staff is directed to work closely with Environmental Review to have the project completed and before the Commission in three months. There are to be monthly status reports.

AYES: Commissioners Chinchilla, Hayden, Levine, Marks, Martin, and Mills

NOES: None

EXCUSED: Commissioner Lowenberg

17. 95.348C (PEARL)
1700 HAIGHT STREET, northwest corner of Cole Street; Lot 33 in Assessor's Block 1229: -- Request for Conditional Use authorization under Section 719.83 of the Planning Code to install a total of nine antennas and a base transceiver station as part of a wireless communication network on the roof of the existing building located

in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of February 15, 1996)

SPEAKERS: Julia Freedlander - Deputy City Attorney, Judy Boyajian - Deputy City Attorney; (sponsor presentation): Lynn Bunam - Pacific Telesis, Jim Morrison - Pac Bell, Jerry Burkley - UC Davis/independent consultant; Howard Wexler - rep of sponsor; (organized opposition): Sue Hestor, John Brooke, Steven Morris, Mary Irene Zemanac, Albert Hom, Chris Wagner, Jannette Carney; (gen pro): Wells Whitney, Kim King, Gwen Kaplan, Jane Burrows, Rhea Serpan, Amelita Pascual, John L. Darby; (gen con): Karen Crommie, Ramona Albright, Margaret Verges, Aroza Simpson, Susan Haymann, Patricia Vaughey, Barney Popkin, Elizabeth Metling, Cynthia Vicknair, Lloyd Morgan, Erica Zweig, Franklin DeVore, Donald Stroh, Bartlett Falls, Jan Diamond, Mary Anne Miller, Rosi Diamant, Barry Eisenberg, Donal Lee, Howard Strassner, Philip Carleton

ACTION: Approved with conditions as modified: EXHIBIT A, Conditions of Approval:

6. The wireless transmission facility shall be operated at all times so as not to be heard inside any units or occupied spaces.
7. The Project Sponsor shall confirm to the satisfaction of the Zoning Administrator that the facility is being maintained in compliance with the applicable Building and Electrical Code and any applicable FCC standards one year following the start of commercial operation and at two year intervals thereafter.
8. To the extent reasonably necessary to ensure compliance with adopted FCC regulations regarding human exposure to RF emissions, upon recommendation from the Department of Public Health, the Department of Electricity and Telecommunications, or any other appropriate City department or bureau, the Zoning Administrator shall require the Project Sponsor to:...
- 9.e. The Zoning Administrator shall review the project implementation report with assistance from the Department of Public Health and the Department of Electricity and Telecommunications (or other appropriate City department or bureau). In the event that the project implementation report includes any finding that RF emissions exceed applicable standards in any uncontrolled location, such deficiency shall be corrected to the satisfaction of the Zoning Administrator prior to any commercial operation of the facility.
11. The Facility shall not be operated, nor caused to transmit on or adjacent to any radio frequencies licensed to the City for microwave transmission by the Federal Communications Commission as KVM63-KVM62 and KVM64-KVM62 ("City Microwave Links"), unless and until either (i) the City has issued its Final Acceptance (as that term is defined in the Relocation Agreement) of the relocation of the "City Microwave Links"; or (ii) the Project Sponsor has demonstrated to the satisfaction of the General Manager ...

12. The Project Sponsor, on an equitable basis with other project sponsors, shall pay the cost of preparing and adopting appropriate General Plan policies related to Telecommunication Facilities. Should future legislation be enacted to provide for cost recovery for planning, the Project Sponsor agrees to be bound by such legislation.

■ The remaining conditions were re-numbered 13 thru 16.

AYES: Commissioners Chinchilla, Hayden, Levine, Martin, and Mills

NOES: Commissioner Marks

EXCUSED: Commissioner Lowenberg

MOTION NO. 14067

18. 95.389C (PEARL)
6143-6153 GEARY BOULEVARD, southeast corner of 26th Avenue; Lot 35A in Assessor's Block 1519: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of February 15, 1996)

SPEAKERS: (SEE ITEM 17)

ACTION: (SEE ITEM 17)

AYES: Commissioners Chinchilla, Hayden, Levine, Martin, and Mills

NOES: Commissioner Marks

EXCUSED: Commissioner Lowenberg

MOTION NO. 14068

19. 95.390C (PEARL)
2696 GEARY BOULEVARD, north side, between Masonic Avenue and Emerson Street; Lot 04 in Assessor's Block 1071: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of February 15, 1996)

SPEAKERS: (SEE ITEM 17)

ACTION: (SEE ITEM 17)

AYES: Commissioners Chinchilla, Hayden, Levine, Martin, and Mills

NOES: Commissioner Marks

EXCUSED: Commissioner Lowenberg

MOTION NO. 14069

20. 95.391C (PEARL)
1400 LOMBARD STREET, southwest corner of Van Ness Avenue; Lot 10 in Assessor's Block 498: -- Request for Conditional Use authorization under Section 209.6.(b) of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the

existing building located in an RC-3 (Residential-Commercial, Combined: Medium Density) District and a 65-A Height and Bulk District.

(Continued from Regular Meeting of February 15, 1996)

SPEAKERS: (SEE ITEM 17)

ACTION: (SEE ITEM 17)

AYES: Commissioners Chinchilla, Hayden, Levine, Martin, and Mills

NOES: Commissioner Marks

EXCUSED: Commissioner Lowenberg

MOTION NO. 14070

21. 95.392C (PEARL)

2505 LOMBARD STREET, southwest corner of Divisadero Street; Lot 01 in Assessor's Block 938: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of February 15, 1996)

SPEAKERS: (SEE ITEM 17)

ACTION: (SEE ITEM 17)

AYES: Commissioners Chinchilla, Hayden, Levine, Martin, and Mills

NOES: Commissioner Marks

EXCUSED: Commissioner Lowenberg

MOTION NO. 14071

22. 95.393C (PEARL)

669-677 PORTOLA DRIVE, south side, between Teresita Boulevard and Fowler Avenue; Lot 17 in Assessor's Block 2901B: -- Request for Conditional Use authorization under Section 710.83 of the Planning Code to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-1 (Neighborhood Commercial Cluster) District and a 26-X Height and Bulk District.

(Continued from Regular Meeting of February 15, 1996)

SPEAKERS: (SEE ITEM 17)

ACTION: (SEE ITEM 17)

AYES: Commissioners Chinchilla, Hayden, Levine, Martin, and Mills

NOES: Commissioner Marks

EXCUSED: Commissioner Lowenberg

MOTION NO. 14072

23. 95.394C (PEARL)

2324 MARKET STREET, northwest side, between 16th and Castro Streets; Lot 4 in Assessor's Block 3562: -- Request for Conditional Use authorization to install a total of six antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an Upper Market Neighborhood Commercial District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of February 15, 1996)

SPEAKERS: (SEE ITEM 17)

ACTION: (SEE ITEM 17)

AYES: Commissioners Chinchilla, Hayden, Levine, Martin, and Mills

NOES: Commissioner Marks

EXCUSED: Commissioner Lowenberg

MOTION NO. 14073

24. 95.691C (MILLER)

601-17 LAGUNA STREET, west side between Hayes and Ivy Streets, Lot 2 in Assessor's Block 806--Request for authorization of a **CONDITIONAL USE** for the establishment of a **RESIDENTIAL CARE FACILITY** for up to 34 elderly residents (above the ground floor) in the Hayes-Gough Neighborhood Commercial District and within a 50-X Height and Bulk District.

ACTION: Without hearing, continued to April 4, 1996

AYES: Commissioners Chinchilla, Hayden, Levine, Marks, Martin, Mills

NOES: None

ABSENT: Commissioner Lowenberg

25. 96.017C (GORDON)

209 WEST PORTAL AVENUE, on the east side of the street, between 14th and Vicente Streets, Lot 23 in Assessor's Block 2989B - Request for a Conditional Use authorization to establish an accountant's office defined as a Business or Professional service by Section 790.108 of the Planning Code within the West Portal Avenue Neighborhood Commercial Zoning District and a 26-X Height and Bulk District (as required by Section 729.53) of the Planning Code).

NOTE: Heard out of order. Followed item 27

SPEAKERS: (pro) Mr. Kupferman - project sponsor, name unknown, Jeffery Goodman, Max Froman, Flora Kupferman, name unknown; (con) Helen Naish, Howard Strassner, Patricia Clark, Sandra Baumgarten, Ramona Albright, Doris Newman, Kirk Halsler

ACTION: Approved with conditions as proposed

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, and Mills

NOES: None

MOTION NO. 14075

26. 96.047C (BERKOWITZ)

939 CLEMENT STREET, Lot 44 in Assessor's Block 1442, south side between 10th and 11th Avenues: Request for Conditional Use authorization to add other entertainment to an existing full-service restaurant in the Inner Clement Neighborhood Commercial District.

NOTE: Called out of order prior to item 26.

ACTION: Without hearing, continued to March 28, 1996

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

27. 94.420C (GREEN)
2301 FILLMORE STREET, northwest corner at Clay Street, Lot 4 in Assessor's Block 611, known as the Alta Plaza Restaurant. Determination of compliance with conditions of authorization as required by Exhibit A of City Planning Commission Motion No. 13781 to allow non-amplified live entertainment within an existing Full Service Restaurant in the Upper Fillmore Street Neighborhood Commercial District.

NOTE: Heard out of order. Followed item 26

SPEAKERS: None

ACTION: Approved with conditions as proposed

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, and Mills

NOES: None

MOTION NO. 14074

28. 95.575TZ (GREEN)
MISSION DISTRICT, area generally bounded by 14th Street, Cesar Chavez Street, Potrero Avenue, and Guerrero Street: Consideration to initiate Planning Code and Map amendments to create a Mission Alcohol Beverage Special Use Subdistrict.

NOTE: Heard out of order. Followed item 25

SPEAKERS: None

ACTION: Approved as drafted

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, and Mills

NOES: None

MOTION NO. 14076

AT APPROXIMATELY 8:00 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

29. 95.682D **PUBLIC HEARING CLOSED** (PASSMORE)
122 CASELLI AVENUE, north between Clover and Danvers Streets, Lot 6 in Assessor's Block 2690 - Request for Discretionary Review of Building Permit Application No. 9513444 for the proposed construction of a four story, two unit, two family residential building.

(Continued from Regular Meeting of February 15, 1996)

SPEAKERS: Bruce Bauman - rep of sponsor

ACTION: Approved mutually agreed upon modified plan submittal to the ZA and Commission by the sponsor and DR requestor at 9:50 p.m. on 3/7/96.

AYES: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, and Mills

NOES: None

30. 95.636D (PASSMORE)
723 SAN BRUNO AVENUE, east between 19th and 20th Streets - Request for Discretionary Review of Building Permit Application Numbers 9509087 and 9509088 for the demolition of an existing one-story over basement single family dwelling and construct a new three-story over garage two-family dwelling within an RH-2 (House, Two-Family) District.

SPEAKERS: (con) Ed Waldorph - DR requestor, Joan Ryssin-Anthony, Jim Firth, Anne Karin Glass, Allan Anthony, Bonnie Barren; (pro) Shawn Gorman - project architectural team, John Wilson, Dorsey Redlan, Regan Carroll, Gary Gee - project architectural team

ACTION: Under Discretionary Review powers, approved the project with the modification that the eve line is lowered three feet and with the reduction of the peaked roof in the back to a flat roof.

AYES: Commissioners Hayden, Lowenberg, Marks, Martin, and Mills

NOES: Commissioners Chinchilla and Levine

Adjournment -- 10:00 P.M.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, MARCH 21, 1996.

ACTION: Approved as corrected: Page 5, #12, Other announcements by the ZA, second bullet--should read: Report on the status of the DR case, 178 Randall Street: The proposed legalization of a second dwelling unit in a legal one-family dwelling, and proposed horizontal addition and lifting the existing building to provide one off-street parking space. At the scheduled DR hearing in May 1995 the Commission ruled that a building height not exceeding 28 feet having horizontal dimensions at all levels not exceeding those shown on plans reviewed by the Commission at that hearing should be approved on condition that two off-street parking spaces be provided. One of the spaces could be tandem if the (ZA) did not require two independently accessible spaces. Subsequently the ZA ruled two independently accessible spaces were required, and revised plans have been submitted providing the required parking. The revised plans have a roof ridge height of 27.92 feet; however enclosed areas of the building are greater in length than those reviewed by the Commission. To comply with the two off-street independently accessible parking spaces the sponsor has offered to modify the existing front entry way and central stairway to provide the required doorway width with some loss of curb parking. Commissioners Chinchilla and Levine visited the site with the project sponsor and concerned neighbors on February 28, 1996. The project sponsor has indicated that on March 11, 1996, they would file revised plans having horizontal dimensions consistent with the May 1995 ruling by the Commission. When this occurs the plans will be made available to all parties concerned. If the plans are consistent with the Commission's previous action, then staff would sign off. An appeal to BPA can be expected; neighbors continue to express concern over the proposed height and length of the dwelling, and the revised front stairs and garage entry.; Page 11, #25' correct spelling of Vicente Street and Mr. and Flora Kupferman

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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030796M

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/1/95	2.00
Commerce & Industry Inventory	8/1/95	12.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00

Housing Information Series, Changes in the Housing Inventory	9/1/95	3.00
Hunters Point Shipyard - Land Use Plan	11/1/95	0.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard - Shipyard Futures	3/1/95	0.00
Amendments to the Master Plan	10/1/95	15.00
Neighborhood Organizations Directory	10/01/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
Transbay Area Plan Background Data Report	2/27/95	10.00
Transportation Element	5/1/95	12.00

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C55
#21
3/14/96
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MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY

MARCH 14, 1996

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

PRESENT: Commissioners Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills
ABSENT: Commissioner Levine

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:40 P.M.

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Milton Edelin - Deputy Director of Planning, Alec Bash, Amit Ghosh, Barbara Sahm, Alison Kendall, Susana Montana, Lois Scott, Vincent Marsh, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.279E (MILLER)
1206-12 CONNECTICUT STREET, east side between 26th and Army Streets, Lot 3 in Assessor's Block 4324 - Request for authorization of a **CONDITIONAL USE** to permit the conversion of **TEN LIVE/WORK UNITS** to **TEN DWELLING UNITS**, in an M-1 (Light Industrial) District and a 65-J Height and Bulk District.
(Continued from Regular Meeting of February 22, 1996)
(Proposed for continuance to March 28, 1996)

ACTION: Continued as proposed

AYES: Commissioners Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

ABSENT: Commissioner Levine

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Patricia Vaurchey, re: Ramifications of CPC decision to approve seven Pac Bell antenna sites; (2) Emeric Kalman, re: Golden Gate Improvement Bonds – at the direction of the Commission, Mr. Passmore is to research and respond next week;

(3) Lori Brooke, re: PCS sites approved last week. Will they comply with Master Plan policy guidelines yet to be developed?; (4) John Laskin, re: Affordable housing mitigation fees.

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of adoption -- Draft minutes of February 8, and February 15, 1996.

ACTION: February 8, 1996, -- Approved as drafted

February 15, 1996 -- Approved as corrected: Page 2, #2, Directors's Report: correct spelling of Beale Street; Page 8, #19, ACTION: correct to read: Approved as modified: eliminate deck.

AYES: Commissioners Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

ABSENT: Commissioner Levine

Chinchilla: Requested that for future hearings, when in crowded, close quarter conditions, the area immediately to the side of and behind the Commissioners dias area be kept reserved for Department and City Attorney staff only.

Mills: -On the scheduled educational presentation on the Landmarking process -- would like it to include what is deemed critical to our historical memory, how many examples of each are needed and why, what is the schedule for building this inventory, and what is the procedure, that is how are owners notified, what is the role of property owners in this procedure?

-On the cellular antennas as a wireless communication network effort that the City should participate in -- would like to insure that careful monitoring is in place and that we pay attention to on-going research. At this point our main concern is the proliferation of these antennas... At a minimum, would like to see illustrations or photos of all the designs for these antennas to understand the visual impact. As we develop policy we should begin trying to find ways to eliminate or re-think existing impacts to ameliorate this growing list. Asked for clarity on what CPC asked for in relation to development of Master Plan guidelines; it is her understanding that there has been some work on getting a six week period of time during which we can develop policy and guidelines regarding these cellullarr antennas.

Hayden: -In response to Mills request for clarity: Intent last week was to require the drafting of policies which would be incorporated in the Master Plan in whatever appropriate elements exist. My intent was not to create a separate Telecommunications Master Plan, but to create policies that would go into a Master Plan. Department should draft Master Plan provisions within three months so they could be reviewed by this Commission, and the City Attorney and staff would look into whatever environmental evaluation has to be done and that it would be done concurrently so that there would be no further delays.

Martin: -Can we put a policy together that would be part of the Master Plan for this purpose?

- Mills:** -Is this the sort of thing that goes into a Master Plan? (Staff) tell us why you think it should or should not so we understand the language to craft this. Start with the definition of those so we can decide where we want this to be.
- Marks:** -Wireless computers are coming up with a proposal to put their antennas on existing telephones. So something should be done in a comprehensive way.
- Mills:** -On the Commissioner's Action List of Requests -- would like target and completion dates.

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

- Paper on the value and importance of the Master Plan for San Francisco has been prepared and distributed to you (CPC).
- An article I (Lu Blazej) wrote for the Northern California Chapter of the American Planning Association Newsletter that deals with the Master (General) Plan.
- Mayor Brown did appoint new members to the Landmarks Board, Rent Stabilization Board and Juvenile Board.
- Former Planning Commissioner Morales has contacted the Department and has offered to give a presentation on affordable housing and equal housing issues in relation to Board and Care facilities.
- A number of articles in your press folder on environmental projects that will soon come to the Commission.

4. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF PERMIT APPEALS

BPA: 5th and Hugo--elimination of off-street parking--upheld the ZA decision

Other matters of the Zoning Administrator (ZA)

-Staff has developed a draft survey document that will require new applicants to provide list of where proposed telecommunication facilities are to be located.

5. (SR. MANAGERS)

PLANNING DEPARTMENT QUARTERLY REPORT -- Review of Current Planning and Long Range Planning activities and accomplishments during the last quarter.

SPEAKERS: None

ACTION: Non Action item. Discussion only.

E. REGULAR CALENDAR

6. 96.126T (BASH)

FEE AMENDMENTS, Resolution initiating amendments to the City Planning Code and calling for a public hearing to consider Planning Code and Administrative Code Chapter 31 (Environmental Quality) amendments to modify and adjust Planning Department Fees.

SPEAKERS: Jeremy Paul

ACTION: Approved initiation
AYES: Commissioners Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills
NOES: None
ABSENT: Commissioner Levine
RESOLUTION NO. 14077

7. 95.649L (MARSH)

THE MILO HOADLEY RESIDENCE, 2908-2910 BUSH STREET, Lot 13 in Assessor's Block 1046: Acting on the advice of the Landmarks Preservation Advisory Board to designate Landmark No. 216 pursuant to Section 1004 of the Planning Code. The subject property is located within a RH-2 (House, Two Family) District and a 40-X Height and Bulk District.

NOTE: On February 22, 1996, the Commission rescinded their action taken on February 15, 1996, to approve the request for Landmark designation. At the time the Commission rescinded their action of February 15, 1996, they also continued the matter to March 14, 1996 for consideration of new evidence.

NOTE: Taken out of order and followed item 8.

SPEAKERS: (con) Jack Wholly - rep of project sponsor, James Hayes, Patricia Lack; (pro) Courtney Clarkson, William Kostura

ACTION: Approved Landmark designation

AYES: Commissioners Chinchilla, Hayden, Marks, Mills

NOES: Commissioner Lowenberg

EXCUSED: Commissioner Martin

ABSENT: Commissioner Levine

MOTION NO. 14079

8. 95.659C (PEARL)

2200 NINETEENTH AVENUE, southeast corner of Rivera Street; lot 08 in Assessor's Block 2331 - Request for Conditional Use authorization under Section 209.6.(b) of the Planning code to construct a public utility building, as part of the cable television network, located in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

NOTE: Taken out of order and followed item 6.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Commissioners Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

NOES: None

ABSENT: Commissioner Levine

MOTION NO. 14078

9. 96.037D **PUBLIC HEARING CLOSED** (PASSMORE)

40 SUNVIEW DRIVE, east between Burnett Avenue and Block 2672, Lot 23 in Assessor's Block No. 2853 - Request for Discretionary Review of Building Permit Application No. 9600070 for a two-story addition behind the existing two-story house, on a upsloping lot. The addition would be about as large as the existing house.

(Continued from Regular Meeting of February 22, 1996)

SPEAKERS: None

ACTION: Disapproved

AYES: Commissioners Chinchilla, Hayden, Lowenberg, Marks, Mills

NOES: None

EXCUSED: Commissioner Martin

ABSENT: Commissioner Levine

10. (KENDALL/SCOTT)

INFORMATIONAL PRESENTATION ON TREASURE ISLAND REUSE PLANNING, Staff presentation of planning for reuse of Treasure Island and Yerba Buena Island after the Treasure Island Naval Station closes in September 1997. Major issues and opportunities affecting reuse, planning alternatives, the preferred concept recommended by the Citizen's Reuse Committee, and the process for refinement of the Preferred Concept and preparation of a Reuse Plan will be addressed.

SPEAKERS: Bonnie Fischer - ROMA Design Group, Gloria Root - Citizen Reuse Committee President, Toby Levine - Citizen Reuse Committee member

ACTION: Informational only. No action required

11. 96.019T (MONTANA)

LOBOS CREEK DISCRETIONARY REVIEW POLICY, consideration of a request by the Board of Supervisors for adoption by the Planning Commission of a Discretionary Review Policy for special permit application review of certain types of construction activities proposed on slopes along the south creekbank of Lobos Creek lying within portions of 41 properties within Assessor's Block 1301, 1302, 1334, 1336, 1337, 1338, 1339, 1340, 1341, 1342, and 1343 from 15th Avenue to 25th Avenue and including West Clay Street. The Discretionary Review policy under consideration would require adoption of specific construction mitigation measures, called Best Management Practices, for applications of specific types of construction activity within the creekbank slopes. These Best Management Practices (BMPs) are designed to mitigate potential erosion, contamination of the water, slope instability, or harm to the nearby riparian habitat due to construction activity on the slopes. Applications normally reviewed by the Planning Department but which do not incorporate the suggested BMPs would be forwarded to the Planning Commission for Discretionary Review.

SPEAKERS: Richard Tait, Dennis Bonney, Marjorie Lonergim, Shirley Freund, Sue Meyer, Elizabeth Bonney, William Versagi, Faye Bernstein, Harold Galiser, Howard Billman, Nancy Horner, John Doyle, Jerry Dodson, Gladys Hu, Amy Meyer, Sanford Kingsley, Mary Anne Miller, John Singleton - Department of Building Inspection

ACTION: Approved as drafted

AYES: Commissioners Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

NOES: None

ABSENT: Commissioner Levine

MOTION NO. 14080

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THURSDAY, MARCH 28, 1996.

ACTION: Approved as drafted

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills

ABSENT: Martin

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

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Changes in the Housing Inventory	9/1/95	3.00
Hunters Point Shipyard - Land Use Plan	11/1/95	0.00
Design for Development Framework		
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Amendments to the Master Plan	10/1/95	15.00
Neighborhood Organizations Directory	10/01/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
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C55

#21

3/21/96

**MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY
MARCH 21, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

DOCUMENTS DEPT.

APR 08 1996

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

THE METING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:35 PM

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Amit Ghosh, Alison Kendall, Paul Lord, Susana Montana, Lois Scott, Jim Miller, Lou Andrade, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.151C (PAEZ)
974-980 HOWARD STREET, north side between Fifth and Sixth Streets, the southerly portion of Lots 23 and 24 in Assessor's Block 3725: Request for authorization of a Conditional Use to modify the affordability requirements of a previously approved Conditional Use for the construction of 24 affordable dwelling units for the disabled at a height in excess of 40 feet and with off-street parking to be provided at a ratio of one space per dwelling unit in an RSD (Residential/Service) Mixed Use District with a 40-X/85-B Height and Bulk Designation.
(Proposed for continuance to March 28, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

2. 95.150C (PAEZ)
477-479 NATOMA STREET, south side between Fifth and Sixth Streets, the northerly portion of Lots 23, 24 and 27 in Assessor's Block 3725: Request for authorization of a Conditional Use to modify the affordability requirements of a previously approved Conditional Use for the construction of 30 affordable dwelling units for families at a height in excess of 40 feet in an RSD (Residential/Service) Mixed Use District and within a 40-X/85-B Height and Bulk District.
(Continued from Regular Meeting of March 7, 1996)
(Proposed for continuance to March 28, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

3. 95.594X (NIXON)
129 HYDE STREET, west side between Turk Street and Golden Gate Avenue, Lot 3 in Assessor's Block 346: Notice of receipt of and an intent to approve an application to add one story to a two story commercial building and to convert the use to community service. The Zoning Administrator has determined that the project complies with all applicable provisions of the Code and that no exceptions are being sought. The Director of Planning has determined that modifications to the project are not required. The Project is located within a C-3-G (Downtown Commercial, General) District and a 80-X Height and Bulk District. There will be an informational presentation before the City Planning Commission on January 25, 1996 at 401 Van Ness Avenue, Room 428 pursuant to Planning Code Section 309. (Continued from Regular Meeting of January 25, 1996)
(Proposed for continuance to April 4, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

4. 96.039C (NIXON)
2431 FILLMORE STREET, Lot 4 in Assessor's Block 606, west side between Jackson and Washington Streets: Request for a Conditional Use authorization to convert a second story dwelling unit to an office use (pursuant to Planning Code Section 718.38) in a two story building within the Upper Fillmore Street Neighborhood Commercial District.
(Proposed for continuance to April 4, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

5. 95.454C (PEARL)
543-555 BAKER STREET, west side, between Fulton and Grove Streets; Lot 35 in Assessor's Block 1184: -- Request for Conditional Use authorization under Section 209.6.(b) of the Planning Code to install a total of six antennas and two base transceiver stations on the roof of the existing building as part of a wireless communication network in an RM-1 (Mixed, Residential: Low Density) District and a 40-X Height and Bulk District.
(Continued from the Regular Meeting of March 7, 1996)
(Proposed for continuance to April 18, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

6. 95.459C (PEARL)
35 RUSSIA AVENUE, northwest corner of London Street; Lot 18 in Assessor's Block 5084: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations on the roof of the existing building as part of a wireless communication network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from the Regular Meeting of March 7, 1996)

(Proposed for continuance to April 18, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

7. 96.007C (PEARL)

2011 BAYSHORE BOULEVARD, on the block bounded by Bayshore Boulevard and Hester Avenue; Lot 03 in Assessor's Block 5054A: -- Request for Conditional Use authorization under Section 713.83 of the Planning Code to install a total of six antennas on the roof of the existing building and two base transceiver stations as part of a wireless communication network in an NC-S (Neighborhood Commercial Shopping Center) District and a 40-X Height and Bulk District.

(Continued from the Regular Meeting of March 7, 1996)

(Proposed for continuance to April 18, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

8. 96.025C (PEARL)

959-999 PERALTA AVENUE, northeast corner of Thompkins Avenue; Lot 24 in Assessor's Block 5695: -- Request for Conditional Use authorization under Section 713.83 of the Planning Code to install a total of five antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-S (Neighborhood Commercial Shopping Center) District and a 40-X Height and Bulk District.

(Continued from the Regular Meeting of March 7, 1996)

(Proposed for continuance to April 18, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

9. 95.509C (PEARL)

1290 - 20TH AVENUE, northeast corner of Irving Street; Lot 25 in Assessor's Block 1731: -- Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of six antennas and associated radio equipment as part of a wireless communication network (Enhanced Specialized Mobile Radio) on the roof and in the garage of the existing building located in an NC-2 (Small-Scale Neighborhood Commercial) District and a 105-A Height and Bulk District.

(Continued from the Regular Meeting of March 7, 1996)

(Proposed for continuance to May 2, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

10. 95.510C (PEARL)

445 WAWONA STREET, generally bounded on the north by Wawona Street, on the east by 15th Avenue, on the south by Assessor's Block 2541, and on the west by

19th Avenue; Lot 8 in Assessor's Block 2540: -- Request for Conditional Use authorization under Section 209.6.(b) of the Planning Code to install a total of six antennas and associated radio equipment as part of a wireless communication network (Enhanced Specialized Mobile Radio) on the roof and in the penthouse of the existing building located in RH-1(D) (House, One-Family: Detached)/ RH-2 (House, Two-Family) Districts and a 40-X Height and Bulk District.
(Continued from the Regular Meeting of March 7, 1996)
(Proposed for continuance to May 2, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

11. 95.660C (PEARL)

FORT FUNSTON NATIONAL GUARD ARMORY, west side of Armory Road and Zoo Road; Lot 4 in Assessor's Block 7281: -- Request for Conditional Use authorization under Sections b) and 234.2.(a) of the Planning Code to install a total of twelve antennas on a tower and associated equipment in a one story equipment shelter building as part of a wireless communication network located in a P (Public) District and an OS (Open Space) Height and Bulk District.
(Continued from the Regular Meeting of March 7, 1996)
(Proposed for continuance to May-9 May 16, 1996)

ACTION: Continued as amended

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

None

C. COMMISSIONERS' QUESTIONS AND MATTERS

12. Consideration of adoption -- Draft minutes of February 22, and March 7, 1996.

ACTION: February 22, 1996, -- Approved as drafted

March 7, 1996 -- Approved as corrected: Page 5, #12, Other Announcements by the ZA, second bullet--should read: Report on the status of the DR case, 178 Randall Street: The proposed legalization of a second dwelling unit in a legal one-family dwelling, and proposed horizontal addition and lifting the existing building to provide one off-street parking space. At the scheduled DR hearing in May 1995 the Commission ruled that a building height not exceeding 28 feet having

horizontal dimensions at all levels not exceeding those shown on plans reviewed by the Commission at that hearing should be approved on condition that two off-street parking spaces be provided. One of the spaces could be tandem if the (ZA) did not require two independently accessible spaces. Subsequently the ZA ruled two independently accessible spaces were required, and revised plans have been submitted providing the required parking. The revised plans have a roof ridge height of 27.92 feet; however enclosed areas of the building are greater in length than those reviewed by the Commission. To comply with the two off-street independently accessible parking spaces the sponsor has offered to modify the existing front entry way and central stairway to provide the required doorway width with some loss of curb parking. Commissioners Chinchilla and Levine visited the site with the project sponsor and concerned neighbors on February 28, 1996. The project sponsor has indicated that on March 11, 1996, they would file revised plans having horizontal dimensions consistent with the May 1995 ruling by the Commission. When this occurs the plans will be made available to all parties concerned. If the plans are consistent with the Commission's previous action, then staff would sign off. An appeal to BPA can be expected; neighbors continue to express concern over the proposed height and length of the dwelling, and the revised front stairs and garage entry...; Page 11, #25' correct spelling of Vicente Street and Mr. and Flora Kupferman

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

Avery: -On Thursday, 4/25/96, the Planning Commission will hold its annual joint hearing with the Recreation and Park Commission on the Open Space Fund Program.

Mills: -In terms of our computers, do we have any on-line services? Is the Department networked? Do we have system documentation?

Chinchilla: -Concerned with the nature and quality of the reports relating to the cases on calendar today. They seem to be a little skimpy.

Lowenberg: -In response to Commissioner Chinchilla's concern -- she would ask all the Commissioners to review reports received on cases and point out areas that are inadequate, or areas that are good over the next month, then sit down with Bob (Passmore), with the Commission's comments, and constructively let him know what this Commission wants or needs in the way of background material, establish a two or three month trial period and go on from there.

Chinchilla: -In the meantime, would like diagrams or floor plans to large enough to read.

D. DIRECTOR'S REPORT

13. DIRECTOR'S ANNOUNCEMENTS

-OAHPP ordinance passed the first reading at the Board of Supervisors

-Oakdale Street affordable housing Special Use Dist. reclassification also passed at the Board of Supervisors
-Potrero Zoning Map change also passed at the Board of Supervisors
-Section 311 has become effective as of 3/4/96. Revised Permit Application packets are being used and are available at the Dept. Info counter
-South Bayshore Plan adopted by CPC last Fall and staff has put a citizen user friendly document that is currently in draft form and will be available soon to the public.

14. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF PERMIT APPEALS & ANNOUNCEMENTS

BPA: None

ANNOUNCEMENTS: 1625 Pacific Ave.--a DR case will be put on next weeks calendar to review final plans.

15. (GHOSH)

Long Range Planning Work-program adjustments for the remainder of Fy 95-96

ACTION: Informational only. No action taken.

E. REGULAR CALENDAR

16. INDEPENDENT PROPOSAL FOR FULTON STREET MALL, An informational presentation, of no more than 10 minutes, by Bonnie Sherk, President, Life Frames, Inc., on the Revitalization of the Civic Center Open Spaces (Fulton Street, UN Plaza, Civic Center Plaza) including Brooks Hall.

NOTE: Taken out of order and heard prior to item 15.

ACTION: Informational only. No action required.

17. (MONTANA)

SOUTH OF MARKET ZONING AMENDMENTS, Informational presentation of proposed map and text amendments to the South of Market Zoning Controls associated with proposed amendments to the South of Market Earthquake Recovery Redevelopment Project Area which would be extended ten years and expanded to include approximately six additional blocks within an area generally bounded by Stevenson, Harrison, Fourth and Seventh Streets. The zoning amendments would facilitate the Agency's and community's revitalization efforts for this neighborhood and would include: (1) abolishing the RSD district and expanding the SLR District to cover the former RSD land area; (2) allowing one parking space per dwelling unit as-of-right, rather than conditional, in the SLR District; (3) raising the as-of-right height in the 40-X/85-B District to 50 feet; (4) permitting self-storage as a conditional use for up to two years per application in the SLR District rather than as the current principal use; and (5) would include some clarifying text and would correct some typo errors in the South of Market controls. The proposed South of Market Redevelopment Project Plan and associated zoning changes Environmental Impact Report is scheduled to be published in April and would come before the Planning Commission for a public hearing in May 1996.

SPEAKERS: (con) Bruce Jordan, Jeff Helgeson, Mark Polite; (pro) Anna Yee, Cheryl Parker, Sharon Birch

ACTION: Informational only. Although no action was required or taken, the Commission commended staff on their responsiveness to neighborhood concerns/needs and through their comments, encouraged staff to continue to move forward in the process.

18. 96.058C (GORDON)
2031 CHESTNUT STREET, on the south side of the street, between Fillmore and Steiner Streets, Lot 26 in Assessor's Block 0491 - Request for a Conditional Use authorization to eliminate the residential off-street parking requirement for an existing dwelling unit in an NC-2, Small-Scale Neighborhood Commercial District (as required by the provisions of Section 161(j) of the Planning Code) and a 40-X Height and Bulk District.

SPEAKERS: Bob McCarthy - rep of project sponsor

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

MOTION NO. 14081

19. 96.032C (NIXON)
1548 STOCKTON STREET, Lot 23 in Assessor's Block 116, east side between Green and Union Streets: Request for Conditional Use authorization to establish a full service restaurant pursuant to Planning Code Section 722.42 within an existing building located in the North Beach Neighborhood Commercial District.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

MOTION NO. 14082

20. 96.95.690Z (ANDRADE)
1118 CAPITOL AVENUE, Lot 26 in Assessor's Block 6937; east side between Holloway and DeMontfort Avenues - Request for reclassification in order to change the zoning district from an RH-1 (House, Single Family) District to and RH-2 (House, Two Family) District in order to legalize an existing two-family use in a 40-X Height and Bulk District.

SPEAKERS: Jeremy Paul - rep of owner, Ulysses Woodard, Dr. Beulah Woodard

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

MOTION NO. 14083

21. 95.570C **PUBLIC HEARING CLOSED** (MILLER)
2277--33rd AVENUE, west side between Rivera and Santiago Streets, Lot 3 in Assessor's Block 2316 -- Request for authorization of a CONDITIONAL USE to expand an existing RESIDENTIAL CARE FACILITY for six residents to 12 residents, involving a rear addition to the structure of approximately 721 square feet, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
(Continued from the Regular Meeting of February 8, 1996)

NOTE: On February 15, 1996, the Commission rescinded their action taken on February 8, 1996, to approve this project with drafted conditions and the modification to eliminate a proposed side addition. At the time the Commission rescinded their action of February 8, 1996, they also continued the matter to March 7, 1996 for further consideration.

(Continued from the Regular Meeting of March 7, 1996)

SPEAKERS: None

ACTION: Approved with conditions as drafted and with agreed upon plans shown to the Commission on 3/21/96.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

MOTION NO. 14084

22. 96.040C (BERKOWITZ)
2410-2412 CLEMENT STREET, Lot 14 in Assessor's Block 1408, north side between 25th and 26th Avenues: Request for Conditional Use authorization to construct two dwelling units without required off-street residential parking (Section 161(j) of Planning Code) by expanding an existing one story commercial building located in the Outer Clement Street Neighborhood Commercial District.

SPEAKERS: None

ACTION: Without hearing, continued to 4/18/96

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

23. 96.024C (COLEMAN)
803 DIVISADERO STREET, Lot 029 in Assessor's Block 1179, northwest corner of Fulton Street. Request for Conditional Use authorization to establish a large fast food restaurant in an NC-2 District.

SPEAKERS: (pro) Christopher Perkins - project sponsor, Roger - real estate agent, Malisa Perkins - co-sponsor; (con) John Harrington, Khaled, Neil Moshen, Musa S. Dasani

ACTION: Approved with conditions as drafted and with the addition of Exhibit B, plans that show an ADA complying unisex bathroom presented to the Commission on 3/21/96.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

MOTION NO. 14085

24. (KENDALL/SCOTT)
TREASURE ISLAND PREFERRED REUSE CONCEPT WORKSHOP. Brief presentation of the Preferred Concept recently endorsed by the Treasure Island Citizen's Reuse Committee, including information requested by Commissioners March 14 on transportation and cost issues. Commission and public comment on the Preferred Concept from this workshop will be incorporated into a Draft Reuse Plan to be prepared for Commission endorsement.

SPEAKERS: Larry Florin - Mayor's Office, Gloria Room, Dan McDonald, Claire Isaacs, Ed DeBerri, Josh Brandon, Sherry Williams, Maseo May, Jim Spagnole, Rev. John Lane

ACTION: Informational only. No action required. Commission expressed concerns over clean up; phasing; whether recognized professionals in the "industry" of proposed uses have commented on the feasibility of those uses; and promoting interim uses that would make the land available as soon as possible.

25. 96.009C (ANDRADE)
1165 WASHINGTON STREET, Lot 23 in Assessor's Block 213; south side between Mason and Taylor Streets - Request for Conditional Use authorization to add a partial fourth floor to an existing single-family dwelling that would then exceed 40 feet in height in the RM-3 (Residential, Mixed, Medium Density) District and 65-A Height and Bulk District.

SPEAKERS: Greg Chow - project architect, Gordon Lau - rep of owner, Janet Chung

ACTION: Approved with conditions as drafted.

AYES: Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: Chinchilla

MOTION NO. 14086

26. 95.634X (NIXON)
275 POST STREET, south side at the corner of Stockton Street, Lot 21 in Assessor's Block 309 - Request for Determination of Compliance and Exception under Sections 309 and 263.8 of the Planning Code to construct a general advertising roof sign, approximately 27.5 feet by 31 feet in dimension, on the roof of an existing building following demolition of a portion of the existing sign which currently spans two buildings, within the C-3-R (Downtown Commercial, Retail) District, in an 80-130-F Height and Bulk District, and within the Kearny-Market-Mason-Sutter Conservation District. The Project requests an exception to the 80-130 height limit as the sign is approximately 117 feet above grade.

SPEAKERS: David Rubin - rep of Heller Media Group, Clark manus - project architect

ACTION: Approved with conditions as drafted.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: Chinchilla None

MOTION NO. 14087

Adjournment – 6:45 P.M.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, APRIL 4, 1996.

ACTION: Approved as corrected: Item 26, **AYES:** Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills; **NOES:** None.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a

Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

ACCESSIBLE MEETING POLICY

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KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6075.

032196M

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/1/95	2.00
Commerce & Industry Inventory	8/1/95	12.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series, Changes in the Housing Inventory	9/1/95	3.00

Hunters Point Shipyard - Area Plan	2/1/96	7.00
Proposal for Citizen Review		
Hunters Point Shipyard - Land Use Plan	11/1/95	0.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard - Shipyard Futures	3/1/95	0.00
Amendments to the Master Plan	10/1/95	15.00
Neighborhood Organizations Directory	10/01/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
Transbay Area Plan Background Data Report	2/27/95	10.00
Transportation Element	5/1/95	12.00

To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Reception Counter at 1660 Mission Street, Fifth Floor, San Francisco, CA 94103

These and other Planning Department reports are also available for public reference in Public Libraries.

MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 28, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.
APR 18 1996
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills
ABSENT: Commissioner Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:30 PM

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore -
Zoning Administrator, Mark Paez, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.151C (PAEZ)
974-980 HOWARD STREET, north side between Fifth and Sixth Streets, the southerly portion of Lots 23 and 24 in Assessor's Block 3725: Request for authorization of a Conditional Use to modify the affordability requirements of a previously approved Conditional Use for the construction of 24 affordable dwelling units for the disabled at a height in excess of 40 feet and with off-street parking to be provided at a ratio of one space per dwelling unit in an RSD (Residential/Service) Mixed Use District with a 40-X/85-B Height and Bulk Designation.
(Continued from Regular Meeting of March 21, 1996)
(Proposed for continuance to ~~April 4~~ April 11, 1996)

ACTION: Approved as amended
AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills
ABSENT: Martin

2. 96.080D (PASSMORE)
1241 FIFTH AVENUE, west between Lincoln Way and Hugo Street, Lot 7 in Assessor's Block No. 1745 - Request for Discretionary Review of Building Permit Application No. 9527407 for new construction of two-unit building.
(Proposed for continuance to ~~April 18~~ April 25, 1996)

SPEAKER: John Hurley, DR requestor
ACTION: Approved as amended
AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills
ABSENT: Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Patricia Vaughney, re: Pac Bell is installing cable on one of the approved sites, not giving the public the chance to exercise their appeal rights. Pac Bell should be reprimanded; (2) Virginia Conway, re: The movie theatre on Van Ness and O'Farrell should have increased security, the bus stop should be moved, and they should be made to maintain the lights on both sides of the street by calling PG&E or the City; (3) Amy Powell, re: Request CPC to initiate an investigation of violations of the site and demolition permits issued on 2/9 for the Sanchez hilltop.

Marks: Requested a report from staff following the investigation of the violations.

Levine: Calendar the report for two weeks (CPC hearing on 4/11).

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption -- Draft minutes of March 14, 1996.

ACTION: Approved as drafted

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills

ABSENT: Martin

Mills: Question for the City Attorney: On Treasure Island, what are our legal obligations in taking over this island--does the City have any choice? On the uses that are dictated--what are the parameters (i.e. housing requirements), and what are the monitoring capabilities?--what goes in? How are they operated?

Avery: -Instead of putting the draft minutes in your correspondence folders, would like to put them in the packet of material for the hearing for which they will be considered for adoption.
-In the use of the Commissioners Action List, commissioners should let her know when staff completes requests assigned to them.

D. DIRECTOR'S REPORT**4. DIRECTOR'S ANNOUNCEMENTS**

-Yesterday, attended a workshop/forum sponsored by small businesses and attended by Mayor Willie Brown--purpose was to articulate their concerns & be considered part of the upcoming economic summit.

-Sent letter to the Folsom Street project sponsors (mini-storage warehouse) to make them aware of the comments of the commission as part of the South of Market review that spells out the Department's position of non-support.

-Rules Committee of the Board met on the new Charter. Supervisor Kaufman asked Departments to do an outline of what changes/actions would be necessary to bring activities & processes into conformity with the new Charter when it takes affect on July 1--For this department, the Planning Code amendments will need to take place for conformance.

-Community Safety Draft Plan will be sent to you soon--hearing scheduled for 4/18.

-Various press articles--several state that the Mayor has endorsed the three alternatives that the Department endorsed on the Central Freeway demolition.

-In response to Commissioner's request--a copy of what the Department has prepared for the Economic Summit is available (was passed around), also available is a summary of this material. Most of the material came out of Department's Commerce and Industry Inventory Report--will make the summary and the Commerce and Industry Inventory Report available to you.

5. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF PERMIT APPEALS

-1438-44 Green Street CU--upheld the permit, but were concerned that the building was overly large.

-44 Edgehill Way DR case--CPC decision upheld

-Another case before the Board: demolition of a building in the western end of Golden Gate Park (4800 Lincoln Way)--the question of who has jurisdiction was brought to the Commission's attention under Public Comment a couple of weeks ago. Although Recreation and Park Department has jurisdiction, various other departments signed off on the permits.

** OTHER ANNOUNCEMENTS BY THE ZONING ADMINISTRATOR (ZA):

-Would like to bring back two DR cases before the Commission:

1. 122 Caselli Avenue--agreed upon plans (the peaked roof dimensions) has an element that is not code complying--on calendar 4/4/96.

2. case on 8th Avenue (did not give address)--a three floor rear horizontal addition. The Commission directed removal of the top floor & ZA to work out further setback--the neighbors now feel the setback is un-necessary and the project sponsor would like the Commission to re-consider the further setback directive, as the setback would severely reduce the size of the room. The Commission has given the ZA authority to review and determine this issue.

E. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department, has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular schedule hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

6. 95.678C (PEARL)
950 GILMAN AVENUE, northwest corner of Arelius Walker Street; Lots 15, 16 and 17 in Assessor's Block 4936 - Request for Conditional Use authorization under Sections 304, 710.12 and 710.21 of the Planning Code for a Planned Unit Development including exceptions from Planning Code requirements to allow expansion of an existing one-story religious facility (True Hope Church of God in Christ) in an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District.

SPEAKERS: Pastor Walker

ACTION: Approved with conditions as corrected: Page 3, Finding 6, all reference to residential use be deleted and replaced with language that states the intended use as a sanctuary or place of worship.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills

ABSENT: Martin

MOTION NO. 14088

7. 96.079Q (PEARL ANDRADE)
1550 JACKSON STREET, north side between Polk and Larkin Streets, Lot 14 in Assessor's Block 596 - Six unit, residential condominium conversion subdivision in an RM-1 (Residential, Mixed, Low Density) District and a 65-A Height and Bulk District.

SPEAKERS: None

ACTION: Approved as drafted

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills

ABSENT: Martin

MOTION NO. 14089

F. REGULAR CALENDAR

8. 95.150C (PAEZ)
477-479 NATOMA STREET, south side between Fifth and Sixth Streets, the northerly portion of Lots 23, 24 and 27 in Assessor's Block 3725: Request for authorization of a Conditional Use to modify the affordability requirements of a previously approved Conditional Use for the construction of 30 affordable dwelling units for families at a height in excess of 40 feet in an RSD (Residential/Service) Mixed Use District and within a 40-X/85-B Height and Bulk District.
(Continued from Regular Meeting of March 21, 1996)

SPEAKERS: Olson Lee, Mayor's Office of Housing

ACTION: Approved with conditions as corrected: Page 2, Finding 2, correct date should read December 14, 1995,...

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills

ABSENT: Martin

MOTION NO. 14090

9. 96.059C (GORDON)
4523 MISSION STREET, on the east side of the street, between Brazil and Excelsior Avenues, Lot 41 in Assessor's Block 6014 - Request for a Conditional Use authorization to establish a Large Fast-Food Restaurant as defined by Section

790.90 of the Planning Code within an NC-3 (Moderate-Scale) Neighborhood Commercial Zoning District and 40-X Height and Bulk District (as required by Section 712.43 of the Planning Code).

SPEAKERS: Cynthia Al-Jamea - project owner, Matt Ettinger, Patricia Perez, Maria Zelka - real estate agent

ACTION: Approved with conditions as modified: Exhibit A, Conditions of Approval, item 1 should read: This authorization is to establish a Large Fast-Food Restaurant approximately 1,656 square feet in size, as defined by Planning Code Section 790.90 on Lot 41 in Assessor's Block 6014 in the NC-3 Zoning District in general conformity with plans submitted with the Application labeled Exhibit B, which plans provide that the existing second floor shall be occupied by a dwelling unit.; add a new condition that states the hours the restaurant will be open to customers is restricted to 11 a.m. to 10 p.m. Sunday thru Thursday, and 11 a.m. to 11 p.m. Friday and Saturday.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills

ABSENT: Martin

MOTION NO. 14091

10. 95.279C (MILLER)
1206-12 CONNECTICUT STREET, east side between 26th and Army Streets, Lot 3 in Assessor's Block 4324 - Request for authorization of a **CONDITIONAL USE** to permit the conversion of **TEN LIVE/WORK UNITS** to **TEN DWELLING UNITS**, in an M-1 (Light Industrial) District and a 65-J Height and Bulk District.
(Continued from Regular Meeting of March 14, 1996)

ACTION: Without hearing, continued to 4/18/96.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills

ABSENT: Martin

11. 96.047C (BERKOWITZ)
939 CLEMENT STREET, Lot 44 in Assessor's Block 1442, south side between 10th and 11th Avenues: Request for Conditional Use authorization to add other entertainment to an existing full-service restaurant in the Inner Clement Neighborhood Commercial District.
(Continued from Regular Meeting of March 7, 1996)

ACTION: Without hearing, continued to 4/11/96.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills

ABSENT: Martin

12. 92.465D (PASSMORE)
1625 PACIFIC AVENUE, Lot 14 in Assessor's Block 515. Consideration of request by Ed Palmer representing 1650 Jackson Homeowners Association to review final plans submitted by project sponsor in response to directions given by City Planning Commission under their discretionary powers on October 19, 1995.

SPEAKERS: Ed Palmer, Cherrie Faella, Gabriel Ng, Philip Alford

ACTION: Following testimony, the Commission left the authority for review of final plans submitted by the project sponsor with the Zoning Administrator.

Adjournment -- 3:33 P.M.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, APRIL 11, 1996.

ACTION: Approved as drafted

AYES: Chinchilla, Hayden, Levine, Marks, Martin, Mills

ABSENT: Lowenberg

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Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6075.

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/1/95	2.00
Commerce & Industry Inventory	8/1/95	12.00
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Housing Information Series, Changes in the Housing Inventory	9/1/95	3.00
Hunters Point Shipyard - Land Use Plan	11/1/95	0.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard - Shipyard Futures	3/1/95	0.00
Amendments to the Master Plan	10/1/95	15.00
Neighborhood Organizations Directory	10/01/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
Transbay Area Plan Background Data Report	2/27/95	10.00
Transportation Element	5/1/95	12.00

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C55

#21

4/4/96

MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY
APRIL 4, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

MAY 03 1996

SAN FRANCISCO
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PRESENT: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:33 PM

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Gerald Green, David Levy, Paul Maltzer, Jim Miller, Jim Nixon, Carol Roos, Barbara Sahn, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED
NONE

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Patricia Vaughey, re: a) Pac Bell violations; and b) moratorium on expansion and establishing alcoholic beverage sites in the Marina District.

C. COMMISSIONERS' QUESTIONS AND MATTERS

1. Consideration of adoption -- Draft minutes of March 21, 1996.

ACTION: Approved as corrected: Item 26, AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills; NOES: None.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

Mills: Encourage staff to develop a schedule for the Strategic Plan so the Commission can see how the work can be accomplished over the next three years--maybe report in quarterly installments.

Chinchilla: Follow up on Pac Bell reported violation on Lombard Street under Public Comment last week (3/28/96): Pac Bell assured him that there was some sort of mix-up and that they were not attempting to do an end-run on this Commission. As a sign of good faith, they decided to pull whatever they had done and have apologized for the misunderstanding. At this site, they were updating their cable services—a 16 line cable with 15 lines already in place. In anticipation of additional lines, they were installing a 26 line cable to the building—not any other construction that related to the antenna case.

D. DIRECTOR'S REPORT

2. DIRECTOR'S ANNOUNCEMENTS

- Pier 39 has withdrawn their request for height exception for the ferris wheel
- The Mayor did appoint several new members to the Arts Commission
- briefing of the new Charter—will provide a summary of the overall Charter prepared by the City Attorney's Office
- The Department is organizing a boat tour of the waterfront on Sunday, 4/28--CPC is welcome.
- Don Turner of BRIDGE Housing was one of those on the plane with Ron Brown—San Francisco and the Bay Area has lost a very fine advocate for affordable housing.
- Lowenberg in response: Would like to dedicate a meeting in early May to the memory of Don Turner

3. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF PERMIT APPEALS & BOARD OF SUPERVISORS (PASSMORE)

BPA: None

BOS: -Increased street lighting in S F--Urban Design & Safety issues
-North End Police Station on Greenwich Street recommended as a landmark--approved without opposition and sent to the full Board.
-Adopted and sent on to the full Board interim controls for the 24th Street/Noe Valley Neighborhood Commercial District prohibiting any new retail coffee shops and other drinking establishments of a retail nature or speciality grocery stores that allow take out.
-Approved the adult entertainment limitations to the Van Ness Avenue Special Use District.

** DR case follow-up:

-30 Rockdale Ave. The Commission, under your discretionary review powers approved the project requiring that an upper bedroom be removed at the corner next to the DR requestor's property and a slight modification to the roof--project sponsor has made those modifications and the staff has signed off on the permit today. It appears that the DR requestor is still not satisfied and will appeal to the Board of Permit Appeals.

E. REGULAR CALENDAR

4. 95.691C (MILLER)
601-17 LAGUNA STREET, west side between Hayes and Ivy Streets, Lot 2 in Assessor's Block 806--Request for authorization of a CONDITIONAL USE for the

establishment of a RESIDENTIAL CARE FACILITY for up to 34 elderly residents (above the ground floor) and up to 14 residents on the ground floor (replacing an existing Laundromat) in the Hayes-Gough Neighborhood Commercial District and within a 50-X Height and Bulk District.

(Continued from Regular Meeting of March 7, 1996)

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

MOTION NO. 14092

5. 96.039C (NIXON)

2431 FILLMORE STREET, Lot 4 in Assessor's Block 606, west side between Jackson and Washington Streets: Request for a Conditional Use authorization to convert a second story dwelling unit to an office use (pursuant to Planning Code Section 718.38) in a two story over garage building within the Upper Fillmore Street Neighborhood Commercial District.

(Continued from Regular Meeting of March 21, 1996)

SPEAKERS: (pro) Jeremy Paul, rep of the project sponsor; (con) John Bardis

ACTION: Following testimony, the Commission closed public hearing and continued the matter to 4/18/96

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

6. 96.085C (GREEN)

1301 SAN JOSE AVENUE, block surrounded by Rousseau, Milton, Bosworth Streets, and San Jose Avenue, Lot 1 of Assessor's Block 6724 - Request for Conditional Use authorization to amend a previously authorized Planed Unit Development by reducing the total number of dwelling units from 57 to 31 on a total of 26 lots, including exceptions from Planning Code requirements and to amend other conditions of approval as included in Exhibit A of City Planning Commission Motion No. 13197. The project site is located within an RH-2 (House, Two Family) District and 40-X Height and Bulk District.

SPEAKERS: (pro) Bruce Bonnaker - project architect, Burt Hammel - project owner, Ruth Johnson, Leslie Terry, Bob Mills, Jim, Michael Wortz

ACTION: Approved with conditions as modified: Page 5, Finding 11.C.ii: language to be modified to address the traffic impact; Exhibit A, Conditions of Approval, #3A Design: correct the date to April 4, 1996; #3D Design: The San Jose Avenue building facades shall be treated in a manner comparable to the primary building facades with respect to design, detailing and materials

AYES: Chinchilla, Hayden, Levine, Lowenberg, Martin, Mills

NOES: Marks

MOTION NO. 14093

7. 95.575TZ (GREEN)

MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT, Area generally bounded by 14th Street, Cesar Chavez Street, Potrero Avenue, and Guerrero

Street--Consideration of Board of Supervisors proposal to amend the San Francisco Planning Code and Zoning Map to impose zoning controls to prohibit introduction of additional establishments or any expansion of existing establishments selling alcoholic beverages (on site or off site) by establishing the Mission Alcoholic Beverage Special Use District.

SPEAKERS: (pro) Karen Diaz, Maria, Sharon Hewitt, Jose Vallarino, Nelia Vallarino, Andrew Solow, Antonio Martinez, James Scully, Vicke Descalzo, Patricia Vaughney, John Barbey, Jeff Weil, Ethel Newlin, Rita Alvirgr, Mitchell Salazar, Ena Aguirra, Dr. Sallcedo; (con) Steve MacMillan, Dr. Robert Cenicerros, Kate Saray, Richard Pike

ACTION: Approved as drafted

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

RESOLUTION NO. 14094

8. 96.126T (BASH)

FEE AMENDMENTS, Consideration of Amendments to City Planning Code Article 3.5A and Administrative Code Chapter 31 (Environmental Quality) Section 31.46A to Modify and Adjust Planning Department Fees and Extend the Sunset Clause.

ACTION: Without hearing, continued to 4/18/96.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

9. 94.618E (ROOS)

PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT, 1000 VAN NESS AVENUE MIXED USE DEVELOPMENT/THEATER COMPLEX, 1000 Van Ness Avenue and 901 Polk Street, at O'Farrell Street; Assessor's Block 715, Lots 2 and 5. Adaptive reuse of the Landmark 1000 Van Ness Avenue building and at 901 Polk Street the demolition of the existing building and construction of a new addition to 1000 Van Ness Avenue. The project would be a mixed use development totalling about 424,700 sq.ft. including: 14 theaters with about 3,500 total seats; about 453 parking spaces (of which 53 would be for residents); a 35,300-sq.-ft. health club; about 6,100 sq.ft. of retail; 18,400 sq.ft. of restaurant space; and about 50 residential units. Parking access would be on O'Farrell Street, and one loading space would be located on Myrtle Street.

NOTE: COMMENTS WILL BE ACCEPTED UNTIL 5:00 PM, APRIL 15, 1996.

SPEAKERS: Marvis J. Phillips

ACTION: Following testimony, the Commission closed public hearing and staff announced that the comments will be accepted until 5:00 pm, April 15, 1996.

EXCUSED: Commissioner Martin

10. 95.525X (NIXON)

150 CALIFORNIA STREET, north side at the corner of Front Street, Lot 19 in Assessor's Block 236 - Request for determinations of compliance and exception under Section 309 of the Planning Code for the construction of a three story (two stories above grade and one below) retail building, requesting exceptions from freight loading requirements, and retention of existing entitlements to construct a

highrise office/retail structure approved in 1989 in Motions Nos. 11827 and 11828, Case 87.613BX in a C-3-0 (Downtown Commercial Office) District and a 75-X/350-S Height and Bulk District, and the Front California Conservation District.

SPEAKERS: (pro) Jim Reuben - rep of project sponsor, David Bahlman - Heritage, Virginia Conway, Edith McMillian

ACTION: Approved with conditions as modified: Findings, page 14, #12 Commencement of work on Phase One or Phase Two of the project shall be considered to work on the entire project (consisting of Phase One and Two) and shall vest the rights of the Project Sponsor (or its successor) with respect to the entire project, including both Phase One and Two.; Decision, first paragraph: The Commission, after carefully balancing the competing public and private interests, hereby determines, subject to the conditions set forth below and attached as Exhibit A, B1 and B2, that the Project as a two phase project complies with the applicable standards of Section 309 and that an exception pursuant to Section 161(i) is justified for phase one of the Project as stated above.; Decision, second paragraph: Delete; Exhibit A, Conditions of Approval, General, following #3: include "B1 and B2 are incorporated as if duly set forth."; Delete all language under Conditions Relating to Environmental Issues, Air Quality, and Geology/topography/Hydrology; Page 5, #A6. Design: modify to read ...The project shall meet the requirements of Section 149 by providing art works equal to one percent of the project's construction costs for each phase of the project. The location shall be in the area of Front Street, which was widened to meet the requirements of Section 138.1. The art work, which consists of a sculpture, must be installed prior to issuance of the first certificate of occupancy for the retail building.; Page 6, Conditions Relating to the Phase Two Project: Project authorization and the applicable Conditions of Approval found in Exhibit A in Motions 11827 and 11828 and Exhibit B2 of this approval motion for the 25 story office/retail project approved on December 14, 1989, shall remain in effect for a period of ten years from the approval of this motion, subject to the right to request extensions.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOES: None

MOTION NO. 14095

11. 96.673E (LEVY)

25TH AND CLIPPER - 4400/4500 Twenty-fifth Street, south side across from termination of Homestead Street, and 600/700 Clipper Street, north side approximately between Hoffman Avenue and Douglass Street, Lots 016, 017, 019, and 020 in Assessor's Block 6543, and Lots 008 and 009 in Assessor's Block 6544 - APPEAL of a PRELIMINARY NEGATIVE DECLARATION regarding a project to create twelve parcels from the six existing, and construct twenty-four dwelling units in twelve two-unit buildings, in an RH-2 zoning district. Possible actions: uphold decision to publish Negative Declaration, or require an Environmental Impact Report.

SPEAKERS: (pro/support appeal) Barbara Martin, Lorraine Sherrell, Elinor

Gaberhart, Ernie Baffel, Sue Dong, Paul Kontas, John Bissell, (name unknown), Chester Falava; (con/support neg. dec.) Douglas Fong - project architect

ACTION: Approved--Negative Declaration was upheld
AYES: Chinchilla, Hayden, Levine, Marks, Martin, Mills
NOES: None
ABSENT: Lowenberg
MOTION NO. 14096

AT APPROXIMATELY 5:45 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

12. 95.682D **PUBLIC HEARING CLOSED** (PASSMORE)
122 CASELLI AVENUE, north side between Clover and Danvers Streets, Lot 6 in Assessor's Block 2690 - Request for Discretionary Review of Building Permit Application No. 9513444 for the proposed construction of a four story, two unit, two family residential building.

(Continued from Regular Meeting of February 15, 1996)

NOTE: On March 7, 1996 the Commission, under their Discretionary Review powers, approved modified plans that appeared to have mutual acceptance by the project sponsor and the DR requestor. However, said plans contain an element that does not comply with the Planning Code. The project is being scheduled for the Commission to clarify and possibly modify the conditions of approval.

SPEAKERS: Philip Moss - project architect, Marsha Lynn - DR requestor, Bruce Bauman - rep of project sponsor

ACTION: Following discussion, the Commission decided that the Zoning Administrator should continue to work with the sponsor and neighborhood to resolve the peak roof vs flat roof issue as it relates to the height limit exceeding the Planning Code. The Zoning Administrator is to report back to the Commission on the resolution of the matter.

13. 96.054D (PASSMORE/IONIN)
25 HOMESTEAD STREET, east between 24th and 25th Streets, Lot 34 in Assessor's Block No. 6504. Request of Discretionary Review of Building Permit Application No. 9504229, proposing to construct a three-story over basement, two-family dwelling after demolition of an existing one-story, single-family dwelling.

SPEAKERS: (pro DR) Diane Rodriguez, Carla Bach - DR requestor, Ernie Baffel, Mary Rodriguez; (con DR) Louis Robles - project architect

ACTION: Following testimony, continued to 4/11/96.
AYES: Chinchilla, Hayden, Levine, Marks, Martin, Mills
NOES: None
ABSENT: Lowenberg

Adjournment -- 6:45 P.M.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, APRIL 18, 1996.

ACTION: Approved as drafted

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

ACCESSIBLE MEETING POLICY

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040496M

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00

Commerce & Industry Inventory Update	4/1/95	2.00
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Residential Design Guidelines		0.00
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#21

4/11/96

MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

DOCUMENTS DEPT.

MAY 03 1996

SAN FRANCISCO
PUBLIC LIBRARY

THURSDAY
APRIL 11, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

PRESENT: Commissioners Chinchilla, Hayden, Levine, Marks, Martin, Mills
ABSENT: Commissioner Lowenberg

**THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT CHINCHILLA AT
1:30 PM**

STAFF IN ATTENDANCE: Milton Edelin - Deputy Director of Planning, Robert Passmore
- Zoning Administrator, Peter Albert, Vincent Marsh, Sharon Rogers, Bill Wycko, Linda
Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.151C (PAEZ)
974-980 HOWARD STREET, north side between Fifth and Sixth Streets, the
southerly portion of Lots 23 and 24 in Assessor's Block 3725: Request for
authorization of a Conditional Use to modify the affordability requirements of a
previously approved Conditional Use for the construction of 24 affordable dwelling
units for the disabled at a height in excess of 40 feet and with off-street parking to
be provided at a ratio of one space per dwelling unit in an RSD
(Residential/Service) Mixed Use District with a 40-X/85-B Height and Bulk
Designation.
(Continued from Regular Meeting of March 28, 1996)
(Proposed for continuance to April 18, 1996)
ACTION: Continued as proposed
AYES: Chinchilla, Hayden, Levine, Marks, Martin, Mills
ABSENT: Lowenberg

2. 96.126T (BASH)
Consideration of Amendments to City Planning Code Article 3.5A and Administrative
Code Chapter 31 (Environmental Quality) Section 31.46A to Modify and Adjust
Planning Department Fees and Extend the Sunset Clause.
(Proposed for continuance to April 18, 1996)
ACTION: Continued as proposed
AYES: Chinchilla, Hayden, Levine, Marks, Martin, Mills
ABSENT: Lowenberg

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Bud Wilson, re: Three previous discretionary review cases on Kensington Way;
(2) Mark Zandrea, re: Three previous discretionary review cases on Kensington Way; (3) Gregory James, re: 120, 130 140 Kensington Way--previous DR cases; (4) Mark Thompson, re: 118, 128, 138 Kensington Way--previous DR cases; (5) Duan Reynolds, re: 118, 128, 138 Kensington Way--previous DR cases. NOTE: The Commission requested that the Kensington Way matter be calendared for Commission discussion which should include the City Attorney's opinion on the options available to the Commission. the project status, compliance with conditions of approval, and whether or not work is being done without permits.; (6) Patricia Vaughney, re: -appeal has been filed on six of the Pac Bell antenna sites, and -The State has over ruled AB 133--landmarking of church property; (7) John Bardis, re: - Economic Summit, and -Edgehill Way DR cases; (8) Charlean Born, re: Hancock Street Development. NOTE: Commissioner Marks requested that the Hancock Street Development matter be calendared for Commission discussion.

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption -- Draft minutes of March 28, 1996.

ACTION: Approved as drafted

AYES: Chinchilla, Hayden, Levine, Marks, Martin, Mills

ABSENT: Lowenberg

Mills: The memo from Department staff dated 3/28/96 regarding Fee Adjustments is not clear.

D. DIRECTOR'S REPORT**4. DIRECTOR'S ANNOUNCEMENTS**

None

5. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF PERMIT APPEALS

None

6. 95.123D (PASSMORE)
21st and Sanchez Streets. Informational report on Department's investigation and findings in response to allegations by the Dolores Heights Improvement Club that recent demolition and grading activities did not comply with governmental regulations, including the negative declaration, applicable to the four single-family dwellings approved by the City for the subject site.

SPEAKERS: (con) Amy Powell, Martin Ebrim, Monica Hinskey, Don Wilson, (Pro) Brian McGee, Seamus McGee

ACTION: Informational only. No action taken.

7. (PASSMORE/ROGERS)
UNDERWATER WORLD AT PIER 39. Informational report. The Conditional Use authorized by the Planning Commission on August 3, 1989 requires that the Director of Planning report to the Commission, prior to the issuance of a temporary certificate of occupancy regarding: a) the provision of a supplemental parking facility and b) details concerning the specific bus route, auto route and pedestrian route to and from the supplemental parking facility.

SPEAKERS: John Sanger - rep of project sponsor

ACTION: Informational only. No action taken.

8. (PASSMORE)
661 BROADWAY, Royal Pacific Motor Inn. Informational report on City Planning Code compliance of off-street parking provided at the Motel.

SPEAKERS: None

ACTION: Informational only. No action taken.

E. REGULAR CALENDAR

9. (ALBERT)
Bernal Heights Capital Improvement Plan - Informational Presentation.

SPEAKERS: Terry Milne, Marilyn Harris, Eric Lee

ACTION: Informational only. No action taken.

10. 96.086C (BERKOWITZ)
2136-42 UNION STREET, northside between Fillmore and Webster Streets, Lot 13 in Assessor's Block 533 - Request for Conditional use Authorization to significantly alter including merging an existing non-conforming bar (2136 Union Street) and separate small self-service restaurant (2242 Union Street) into a single restaurant located within the Union Street Neighborhood Commercial District.

NOTE: This item is on calendar in error. The case has been re-advertised and scheduled for hearing on April 25, 1996.

11. 95.542CV (COLEMAN)
1249 JAMESTOWN AVENUE, Lots 1 and 26 in Assessor's Block 5471: Conditional Use authorization to construct a 6200 sq. ft. church building with seating for up to

200 persons on a site within an RH-1 Zoning District. The proposal also includes a request for a rear yard variance to allow 10 cars to park in the rear yard.

SPEAKERS: Pastor Davis

CU ACTION: Approved with conditions as drafted

AYES: Chinchilla, Hayden, Levine, Marks, Martin, Mills

ABSENT: Lowenberg

MOTION NO. 14097

VARIANCE ACTION: The Zoning Administrator has closed the public hearing and has taken the matter under advisement.

12. (MARSH)

LANDMARK BOARD INFORMATIONAL PRESENTATION ON ARTICLES 10 AND 11 OF THE PLANNING CODE AND ON RELATED PRESERVATION MATTERS.

Department staff, members of the Landmarks Board and of the preservation community will participate in this informational presentation.

SPEAKERS: Michael Crowe, President, Landmarks Board; Richard Moe, President, National Trust for Historic Preservation; Cheryl Widell, State Historic Preservation Officer

ACTION: Informational only. No action required.

13. (LORD)

PROPOSED AMENDMENT TO THE DESIGN FOR DEVELOPMENT FOR THE RINCON POINT-SOUTH BEACH REDEVELOPMENT PROJECT AREA.

Consideration of proposed amendments to the Design For Development for the Rincon Point-South Beach Redevelopment Project Area and finding of consistency with the Master Plan. The proposed amendments will increase the dwelling unit density from 130 to 180 units per acre and decrease the required open space from 133 to 70 square feet per unit for Site F - 1 (Lots 1 and 62 of Assessor's Block 3774), located at the southwest corner of Bryant and Delancy Streets.

Amendments to the Design for Development must be approved by both the Agency and San Francisco Planning Commissions.

NOTE: This item is on calendar in error. The case is scheduled for hearing on April 18, 1996.

14. 96.069C (MONTANA)

673 UNION STREET, south side between Powell and Columbus Streets also known as 1636-1656 Powell Street; Lot 16 in Assessor's Block 117 - Request for Conditional Use Authorization to add a 770 sq. ft. outdoor dining area featuring 12 tables and 41 chairs to the rear of an existing full service restaurant with bar and to add live entertainment indoors during dinner hours and indoor and outdoors during brunch hours to an existing restaurant and bar located in the North Beach Neighborhood Commercial District.

SPEAKERS: (pro) Sam Kwong - rep of project sponsor, Ralph Nash - project co-owner, Daniel Leonlie, Peter Sperros

ACTION: Following testimony, the Commission closed public hearing and continued this matter to 4/18/96.

AYES: Chinchilla, Hayden, Levine, Marks, Martin, Mills

ABSENT: Lowenberg

15. 96.087C (HERRERA)

2424-30 BAYSHORE BLVD., west side between Leland and Visitation Avenues, Lot 3 in Assessor's Block 6249: Request for Conditional Use Authorization to construct a church with a total floor area in excess of 6,000 sq. ft. in size within the NC-3 (Moderate Scale) Neighborhood Commercial District.

ACTION: Without hearing, continued to 4/18/96

AYES: Chinchilla, Hayden, Levine, Marks, Martin, Mills

ABSENT: Lowenberg

16. 96.047C (BERKOWITZ)

939 CLEMENT STREET, Lot 44 in Assessor's Block 1442, south side between 10th and 11th Avenues: Request for Conditional Use authorization to add other entertainment to an existing full-service restaurant in the Inner Clement Neighborhood Commercial District.

(Continued from Regular Meeting of March 28, 1996)

SPEAKERS: (pro) Jerry Klein - rep of project sponsor, David Heller, Larry Miloslavsky, Berta Vekmman, Gillman Borodulin, Ludmila - project owner, Nicolas Viskonsky; (con) Joel Martin, Eric Davis, Margaret VanArk, Frank Turner

ACTION: Following testimony, the Commission closed public hearing and passed a motion of intent to disapprove. Final action to take place on 4/18/96.

AYES: Chinchilla, Hayden, Levine, Marks, Martin, Mills

ABSENT: Lowenberg

17. 96.054D (PASSMORE/IONIN)

25 HOMESTEAD STREET, east between 24th and 25th Streets, Lot 34 in Assessor's Block No. 6504. Request of Discretionary Review of Building Permit Application No. 9504229, proposing to construct a three-story over basement, two-family dwelling after demolition of an existing one-story, single-family dwelling.

(Continued from the Regular Meeting of April 4, 1996)

ACTION: Without hearing, continued to 4/18/96

AYES: Chinchilla, Hayden, Levine, Marks, Martin, Mills

ABSENT: Lowenberg

Adjournment -- 6:50 P.M.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, 25, 1996.

ACTION: Approved as corrected: show Commissioner Lowenberg as absent for the meeting.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6075.

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RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/1/95	2.00

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Commerce & Industry Inventory	8/1/95	12.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series, Changes in the Housing Inventory	9/1/95	3.00
Hunters Point Shipyard - Land Use Plan <u>Design for Development Framework</u>	11/1/95	0.00
Hunters Point Shipyard - Shipyard Futures	3/1/95	0.00
Amendments to the Master Plan	10/1/95	15.00
Neighborhood Organizations Directory	10/01/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
Transbay Area Plan Background Data Report	2/27/95	10.00
Transportation Element	5/1/95	12.00

To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Reception Counter at 1660 Mission Street, Fifth Floor, San Francisco, CA 94103

These and other Planning Department reports are also available for public reference in Public Libraries.

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**MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY
APRIL 18, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

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PRESENT: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:35 PM

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Milton Edelin - Deputy Director of Planning, Robert Passmore - Zoning Administrator, Alec Bash, Catherine Bauman, Paul Lord, Vincent Marsh, Jim Miller, Susana Montaña, Lois Scott, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.261C (NIXON)
2020 MARKET STREET, the entire block bounded by Market and Church Streets, and Duboce Avenue, Lots 1, 2, 3, 4, 5, 7, 10, 12 and 13 in Assessor's Block 3536: Request for Conditional Use authorization to: (1) develop a single parcel exceeding 10,000 sq. ft. in area (\$712.11) and (2) creation of floor area exceeding 6,000 sq. ft. devoted to a single commercial use for property in an NC-3 Zoning District and within 40-X and 80-B height and bulk districts.
(Proposed for Continuance to April 25, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

2. 95.454C (MONTAÑA)
543-555 BAKER STREET, west side, between Fulton and Grove Streets; Lot 35 in Assessor's Block 1184: -- Request for Conditional Use authorization under Section 209.6.(b) of the Planning Code to install a total of six antennas and two base transceiver stations on the roof of the existing building as part of a wireless communication network in an RM-1 (Mixed, Residential: Low Density) District and a 40-X Height and Bulk District.
(Continued from the Regular Meeting of March 21, 1996)
(Proposed for continuance to May 9, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

3. 95.459C (MONTAÑA)
35 RUSSIA AVENUE, northwest corner of London Street; Lot 18 in Assessor's Block 5084: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations on the roof of the existing building as part of a wireless communication network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Continued from the Regular Meeting of March 21, 1996)
(Proposed for continuance to May 9, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

4. 96.007C (MONTAÑA)
2011 BAYSHORE BOULEVARD, on the block bounded by Bayshore Boulevard and Hester Avenue; Lot 03 in Assessor's Block 5054A: -- Request for Conditional Use authorization under Section 713.83 of the Planning Code to install a total of six antennas on the roof of the existing building and two base transceiver stations as part of a wireless communication network in an NC-S (Neighborhood Commercial Shopping Center) District and a 40-X Height and Bulk District.
(Continued from the Regular Meeting of March 21, 1996)
(Proposed for continuance to May 9, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

5. 96.025C (MONTAÑA)
959-999 PERALTA AVENUE, northeast corner of Thompson Avenue; Lot 24 in Assessor's Block 5695: -- Request for Conditional Use authorization under Section 713.83 of the Planning Code to install a total of five antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-S (Neighborhood Commercial Shopping Center) District and a 40-X Height and Bulk District.
(Continued from the Regular Meeting of March 21, 1996)
(Proposed for continuance to May 9, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

6. 96.039C (NIXON)
2431 FILLMORE STREET, Lot 4 in Assessor's Block 606, west side between Jackson and Washington Streets: Request for a Conditional Use authorization to convert a second story dwelling unit to an office use (pursuant to Planning Code Section 718.38) in a two story over garage building within the Upper Fillmore Street Neighborhood Commercial District.
(Continued from Regular Meeting of April 4, 1996)
NOTE: On 4/4/96, following testimony, the Commission closed public hearing and continued the matter to 4/18/96.
(Proposed for continuance to May 23, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

(1) Patricia Vaughey, re: -UMB ordinance; -Historical buildings that are not churches; -Kensington Way item

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of adoption -- Draft minutes of April 4, 1996.

ACTION: Approved as drafted

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

Levine: The Job Core Center site identified in the Treasure Island re-use study is Federal property and will remain under Federal jurisdiction for the length of time Job Core remains in San Francisco. It will not be part of what the City assumes jurisdiction for when the Island is turned over to San Francisco.

D. DIRECTOR'S REPORT**8. DIRECTOR'S ANNOUNCEMENTS**

- Attended an International Cities conference in Taipei this past weekend
- The Mayor's Economic Summit this past week
- Participated in the Emergency Command Center training this morning
- Cal Poly intern program are working on designs for the Transbay Terminal site and the Rincon Post Office site
- Announced that the Draft for Citizen Review of Antenna Guidelines is available

9. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF PERMIT APPEALS & BOARD OF SUPERVISORS (PASSMORE)

- BOS:**
- Approved 24th Street/Noe Valley interim controls related to coffee retail stores.
 - Approved landmarking the North End Police Station.
 - All of the Pac Bell antenna cases CPC approved have been appealed to the Board of Supervisors except for the one approved for the wrong property (through the applicant's error) at 2505 Lombard Street.

BPA: A property in the South of Market area had, a number of years ago, been approved for a Transient Hotel but never converted. Recently

a request has been made for the conversion. The Zoning Administrator (ZA) denied the request, citing abandonment of the non-conforming use. The Board of Permit Appeals up-held the ZA decision.

SPEAKER: Mike Page

10. (PASSMORE)

118, 128 & 138 KENSINGTON WAY. Building permit application numbers 9602145, 9602144 and 9602143--Informational report and consideration of options for future Planning Commission actions concerning status of building construction of three proposed single-family dwellings involving extensive excavation and retaining wall construction on subject steep sloping site.

SPEAKERS: Mark Zenandreas, Gregory James, Mark Thompson, Duan Reynolds

ACTION: Continued to 5/16/96.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

E. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED

11. 96.047C (BERKOWITZ)

939 CLEMENT STREET, Lot 44 in Assessor's Block 1442, south side between 10th and 11th Avenues: Request for Conditional Use authorization to add other entertainment to an existing full-service restaurant in the Inner Clement Neighborhood Commercial District.

(Continued from Regular Meeting of March 28, 1996)

NOTE: On April 11, 1996, after receiving public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -0. Commissioner Lowenberg was absent.

SPEAKERS: None

ACTION: Disapproved with modifications to Findings: page 3, #6, delete the last sentence; modify #7 to read: Furthermore, against the explicit requirements of the City Planning Commission as stated on November 9, 1995 in their consideration of the applicant's earlier application for entertainment authorization, despite City Planning Code prohibitions, the site has knowingly used for uses including entertainment, for which no permit was issued, resulting in Police Case No. 960062653.; correct the last sentence of #8bi to read: The project could result in a continuous nuisance for the neighborhood.; delete #8a, #8c and #8e.

AYES: Chinchilla, Hayden, Levine, Marks, Martin, Mills

EXCUSED: Lowenberg

MOTION NO. 14098

E. REGULAR CALENDAR

12. (MARSH)

Consideration of a Draft Resolution adopting findings related to the Planning Department's, Landmarks Preservation Advisory Board's Certified Local Government Program Application for Funding from the National Historic

Preservation Fund Subgrant program administered by the California State Historic Preservation Office. The funding request is up to \$25,000 and forgoes reimbursement of indirect costs during the upcoming Fiscal Year (July 1, 1996 to June 30, 1997).

SPEAKERS: Michael Crowe, President of the Landmarks Board

ACTION: Approved as modified: #1 under NOW THEREFORE BE IT RESOLVED should read: Approves the filing of an application for the National Historic Preservation Fund Grant-in-Aid Program funds for the completion of the Preservation Element of the Master (General) Plan of the City and County of San Francisco and to complete revision to existing Article 10 (Preservation Ordinance) of the Planning Code and to complete environmental review for these two documents and to authorize attendance, preservation training, and education of two Landmarks Board Staff and two Landmarks Board Commissioners to attend the Annual Conference of the California Preservation Foundation Conference in Pasadena, California in May of 1997; this being one of the activities promulgated by the California Office of Historic Preservation Funding Guidelines; and...

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

RESOLUTION NO. 14099

13. 96.126T (BASH)
Consideration of Amendments to City Planning Code Article 3.5A and Administrative Code Chapter 31 (Environmental Quality) Section 31.46A to Modify and Adjust Planning Department Fees and Extend the Sunset Clause.
(Continued from Regular Meeting of April 4, 1996)

SPEAKERS: None

ACTION: Following discussion, continued to 5/2/96.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

14. 95.679M (BAUMAN/SCOTT)
COMMUNITY SAFETY ELEMENT - Draft for Citizen Review. Today is the 90th anniversary of the Great 1906 San Francisco Earthquake and it is also the 50th year of San Francisco's Master Plan. The Community Safety Element of the Master Plan contains the City's objectives and policies for preparing for, responding to and recovering from major disasters. A Summary Background Report presenting information about San Francisco's disaster risks and describing current efforts to address those risks, and a draft update of the Community Safety Element will also be reviewed. This is an informational presentation only. Commission action and formal public hearing on the adoption of the element will be scheduled in May pending completion of environmental review.

SPEAKERS: Zan Turner - Department of Building Inspection, Lloyd Cluff - Chair, California Seismic Safety Commission and Head of Geosciences Department of PG&E; Richard Eisner - Regional Administrator, California Office of Emergency Services; Adm. John Bitoff - Director, San Francisco Office of Emergency Services; John Elberling - TODCO and SFRG

ACTION: Informational only. No action required.

15.

(LORD)

PROPOSED AMENDMENT TO THE DESIGN FOR DEVELOPMENT FOR THE RINCON POINT-SOUTH BEACH REDEVELOPMENT PROJECT AREA.

Consideration of proposed amendments to the Design For Development for the Rincon Point-South Beach Redevelopment Project Area and finding of consistency with the Master Plan. The proposed amendments will increase the dwelling unit density from 130 to 180 units per acre and decrease the required open space from 133 to 70 square feet per unit for Site F - 1 (Lots 1 and 62 of Assessor's Block 3774), located at the southwest corner of Bryant and Delancy Streets.

Amendments to the Design for Development must be approved by both the Agency and San Francisco Planning Commissions.

SPEAKERS: Michael Kaplan - Redevelopment Agency

ACTION: Approved

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

RESOLUTION NO. 14101

16. 96.087C

(HERRERA)

2424-30 BAYSHORE BLVD., west side between Leland and Visitation Avenues, Lot 3 in Assessor's Block 6249: Request for Conditional Use Authorization to construct a church with a total floor area in excess of 6,000 sq. ft. in size within the NC-3 (Moderate Scale) Neighborhood Commercial District.
(Continued from the Regular Meeting of April 11, 1996)

NOTE: At 4:55 p.m. this case was taken out of order and heard prior to item 15.

SPEAKERS: Robert Lacey, (The following did not speak but came in support and the names were read into the record): Bro. Wilson, Jessie Arterberry, Irene Hankings, Doris Johnson, Maude Crumpler, Ethel Jean Goodspeed, Frances L. Gastan, Lucy Hall, Brian R. Goodspeed

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

MOTION NO. 14100

17. 95.279C

(MILLER)

1206-28 CONNECTICUT STREET, east side between 26th and Army Streets, Lot 3 in Assessor's Block 4324 - Request for authorization of a CONDITIONAL USE to permit the conversion of TEN LIVE/WORK UNITS to TEN DWELLING UNITS, in an M-1 (Light Industrial) District and a 65-J Height and Bulk District.
(Continued from Regular Meeting of March 28, 1996)

SPEAKERS: Tom Jones, project representative

ACTION: Following testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions. Draft language for final action on 5/9/96.

AYES: Chinchilla, Hayden, Levine, Mills

NOES: Lowenberg, Martin

EXCUSED: Marks

18. 96.108C (NIXON)
1901 VAN NESS AVENUE, Lots 1, 126 and 127 in Assessor's Block 599, the parcels front on Jackson and Washington Streets and Van Ness Avenue: Request for Conditional Use Authorization to amend a previously approved project as authorized by City Planning Commission Motion 11983 by providing additional time to obtain a building permit for construction. The previously authorized project includes up to 164 dwelling units, 5,700 sq. ft. of retail space and 286 parking spaces and is located within an RC-4 Van NESS Avenue Special Use District and a 80-D Height and Bulk District.

SPEAKERS: Steve Vettal - rep of project sponsor, Osborn Erickson - sponsor rep

ACTION: Approved with conditions as modified: correct the number of dwelling units to add up to 164 throughout the document.

AYES: Chinchilla, Lowenberg, Marks, Mills

NOES: Hayden, Levine, Martin

MOTION NO. 14102

19. 95.151C (PAEZ)
974-980 HOWARD STREET, north side between Fifth and Sixth Streets, the southerly portion of Lots 23 and 24 in Assessor's Block 3725: Request for authorization of a Conditional Use to modify the affordability requirements of a previously approved Conditional Use for the construction of 24 affordable dwelling units for the disabled at a height in excess of 40 feet and with off-street parking to be provided at a ratio of one space per dwelling unit in an RSD (Residential /Service) Mixed Use District with a 40-X/85-B Height and Bulk Designation.
(Continued from Regular Meeting of April 11, 1996)

ACTION: Without hearing, continued to 5/2/96

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

20. 96.040C (BERKOWITZ)
2410-2412 CLEMENT STREET, Lot 14 in Assessor's Block 1408, north side between 25th and 26th Avenues: Request for Conditional Use authorization to construct two dwelling units without required off-street residential parking (Section 161(j) of Planning Code) by expanding an existing one story commercial building located in the Outer Clement Street Neighborhood Commercial District.
(Continued from Regular Meeting of March 21, 1996)

ACTION: Without hearing, continued to 5/9/96

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

21. 96.069C (MONTAÑA)
673 UNION STREET, south side between Powell and Columbus Streets also known as 1636-1656 Powell Street; Lot 16 in Assessor's Block 117 - Request for Conditional Use Authorization to add a 770 sq. ft. outdoor dining area featuring 12 tables and 41 chairs to the rear of an existing full service restaurant with bar and to add live entertainment indoors during dinner hours and indoor and outdoors during brunch hours to an existing restaurant and bar located in the North Beach Neighborhood Commercial District.

NOTE: On April 11, 1996, following testimony, the Commission closed public hearing and continued the matter to April 18, 1996.

SPEAKERS: None

ACTION: Following testimony, the Commission closed public hearing and passed a motion of intent to disapprove. Draft language for final action on 5/2/96.

AYES: Chinchilla, Hayden, Levine, Marks, Martin, Mills

EXCUSED: Lowenberg

AT APPROXIMATELY 6:40 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

22. 96.054D (PASSMORE/IONIN)
25 HOMESTEAD STREET, east between 24th and 25th Streets, Lot 34 in Assessor's Block No. 6504. Request of Discretionary Review of Building Permit Application No. 9504229, proposing to construct a three-story over basement, two-family dwelling after demolition of an existing one-story, single-family dwelling. (Continued from the Regular Meeting of April 11, 1996)

SPEAKERS: Carla - DR requestor, Leo McFadden - project sponsor

ACTION: Following testimony, the Commission closed public hearing and continued this matter to 5/2/96.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

23. 96.158D (PASSMORE)
364 LOMBARD STREET, north between Grant Avenue and Kearny Streets, Lot 6 in Assessor's Block No. 61. Request for Discretionary Review of Building Permit Application No. 9602376 for construction of a project that would add to existing partial fourth story, alter front facade and reduce number of units from two to a single family use. The project would also add to the rear of the building.

SPEAKERS: None

ACTION: Under their Discretionary Review powers, the Commission approved this proposal as it was proposed.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

24. 96.182D (PASSMORE)
1766 ALABAMA STREET, southwest corner between Norwich and Ripley Streets, Lot 29 in Assessor's Block No. 5942. Request for Discretionary Review of Building Permit Application No. 9521040 for construction of a three story single-family dwelling.

SPEAKERS: (con) Tim Allan - DR requestor, Terry Milne, Anne, Mike Boss, Merna Maleska, Joel Drouet, (name unknown); (pro): Steven Anteneris - rep of project sponsor, Barbara Willingborg - owner, Henry Shapiro

ACTION: Under their Discretionary Review powers, the Commission approved the staff recommendation to approve the project as shown on revised plans that do not include a fence in the public right-of-way, and with the garage door set back an additional 2 feet (which would make it 23 feet

deep instead of 25 feet deep); the garage door is 16 feet wide; make sure the garage door material is the same so that it blends in.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

Adjournment -- 7:45 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, MAY 2, 1996.

ACTION: Approved as drafted

AYES: Chinchilla, Hayden, Levine, Marks, Mills

ABSENT: Lowenberg and Martin

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

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MINUTES
OF THE SPECIAL JOINT HEARING
OF THE SAN FRANCISCO
CITY PLANNING COMMISSION AND
RECREATION AND PARK COMMISSION
THURSDAY
APRIL 25, 1996
BOARD OF SUPERVISOR'S CHAMBER
401 VAN NESS AVENUE
3:00 P.M.

DOCUMENTS DEPT

JUN 03 1996

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PRESENT: Planning Commissioners: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills
Recreation & Park Commissioners: Brattesani, Immendorf, McArdle-Solomon, Moylan, Quaranta
ABSENT: Recreation & Park Commissioners: Farrow and Rovetti

THE MEETING WAS CALLED TO ORDER BY PLANNING COMMISSION PRESIDENT LOWENBERG AT 3:05 PM

PLANNING STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Amit Ghosh, Eva Liebermann, Steve Shotland, Linda Avery - Commission Secretary

RECREATION & PARK STAFF IN ATTENDANCE: Mary Burns - General Manager, Philip Arnold - Assistant General Manager, Shauna Rose - Commission Secretary

1. 96.076M (SHOTLAND)
Amendment of the Recreation and Open Space Element of the Master Plan prior to adoption of the 1996-1997 Open Space Acquisition and Park Renovation Program.
Consideration of amending the Recreation and Open Space Element of the Master Plan, taking the following actions:
 - A. Amend Map 9, the "Neighborhood Recreation and Open Space Improvement Priority Plan," to designate the Visitacion Valley and Excelsior District areas surrounding McLaren Park in the southeast part of the City as "High Need Areas - Give Priority for Recreation Programming improvements."
 - B. Amend Map 4, "Citywide Recreation & Open Space Plan," to designate "Significant Natural Area" sites as "Proposed Public Open Space, Acquire for or Convert to Public Open Space"
 - C. Amend Map 4, "Citywide Recreation & Open Space Plan," to dedesignate Assessor's Block 3556, lot 25 as "Proposed Public Open Space, Acquire for or Convert to Public Open Space."

NOTE: This item is for consideration by the Planning Commission only.

SPEAKERS: Jane Hansen, Zoanne Nordstrom, Grace Short, Brian Lease, Barbara

Wenger; Erica Furgason, Vone, Lisa, Gloria & Jim Chappell of SPUR for St. John's Educational Threshold Center; Judith Edmond, Algernon Dedmon IV, Marion Aird, Janai Sothworth, Joan Anthony, Jake Sigg, George R. Williams, Nan McGuire, Gail Parnell, Monika Henschke, Clayton Mansfield, Peter Boyer, Ron Miguel, Anthony Sacco, Nina Eloesser, Marvis Phillips, Al Kurz

ACTION: Approved

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

RESOLUTION NO. 14103

2. 96.077R (SHOTLAND)

San Francisco Open Space Acquisition and Park Renovation Fund 1996-1997

(Proposition E) - Consideration of adoption of the 1996-1997 Open Space Acquisition and Park Renovation Program. At this meeting, the General Manager of the Recreation and Park Department will present a report recommending expenditures from the San Francisco Park and Open Space Program, Fiscal Year 1996-1997.

SPEAKERS: Jane Hansen, Zoanne Nordstrom, Grace Short, Brian Lease, Barbara Wenger; Erica Furgason, Vone, Lisa, Gloria & Jim Chappell of SPUR for St. John's Educational Threshold Center; Judith Edmond, Algernon Dedmon IV, Marion Aird, Janai Sothworth, Joan Anthony, Jake Sigg, George R. Williams, Nan McGuire, Gail Parnell, Monika Henschke, Clayton Mansfield, Peter Boyer, Ron Miguel, Anthony Sacco, Nina Eloesser, Marvis Phillips, Al Kurz

CPC ACTION: Approved

CPC AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

CPC RESOLUTION NO. 14104

RPC ACTION: Approved

RPC AYES: Brattesani, Immendorf, McArdle-Solomon, Moylan, Quaranta

RPC ABSENT: Farrow and Rovetti

RPC RESOLUTION NO. 9604-83

B. PUBLIC COMMENT

At this time, members of the public may address the Commissions on items of interest to the public that are within the subject matter jurisdiction of the Joint Commissions. Each member of the public may address the Commission for up to three minutes.

None

Adjournment -- 4:55 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, MAY 9, 1996.

ACTION: Approved as drafted

AYES: Chinchilla, Hayden, Levine, Lowenberg, Martin, Mills

ABSENT: Marks

MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 25, 1996
BOARD OF SUPERVISOR'S CHAMBER
401 VAN NESS AVENUE
4:30 P.M.

12:00 P.M.

CLOSED SESSION - DIRECTOR'S PERFORMANCE EVALUATION

ACTION: No Disclosure

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

Adjournment -- 2:55 P.M.

* * * * *

PRESENT: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 5:03 PM

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Peter Albert, Jim Bergdoll, Amit Ghosh, David Lindsey, Paul Lord, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 96.048C (COLEMAN)
12 BYRON COURT, Lot 53 in Assessor's Block 6489, west side between Lowell and Gutenberg - Request for Conditional Use authorization to expand an existing residential care facility from six beds to ten beds located within the RH-1 (Residential, House, One Family) District.
(Proposed for continuance to May 9, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one

exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

None

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of adoption -- Draft minutes of April 11, 1996.

ACTION: Approved as corrected: show Commissioner Lowenberg as absent for the meeting.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

None

4. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF PERMIT APPEALS & BOARD OF SUPERVISORS (PASSMORE)

None

Passmore: The Courts ruled in favor of the City--upholding the Planning Commission and the Board of Supervisor's decision to approve a residential care facility at 2210 Clay Street.

E. REGULAR CALENDAR

5. (LORD)

HUNTERS POINT SHIPYARD RE-USE - PROPOSAL FOR CITIZEN REVIEW,

Planning Department staff will present the Hunters Point Shipyard Area Plan - Proposal for Citizen Review to the Planning Commission. This is an informational hearing with public testimony but no action by the Commission will taken. The document is a refinement of the Proposed Draft Plan for Hunters Point Shipyard which was endorsed by the Mayor's Hunters Point Shipyard Citizens Advisory Committee, the Planning Commission, the Redevelopment Commission and the Board of Supervisors in 1995.

Included in the Hunters Point Shipyard Area Plan - Proposal for Citizen Review are: specific Objectives and Policies for the San Francisco Master Plan; a program of development that is consistent with the EIS/EIR analysis, including an increase in the number of housing units from 800 to 1,300; and recommended implementing actions and programs for this Area Plan.

SPEAKERS: Karen Alshuler - project consultant, Tom Conrad - Redevelopment Agency, Byron Reit - Redevelopment Agency Project Manager, Al Williams - Redevelopment Agency, Scott Maddison - Mayor's Advisory Committee

ACTION: Informational only. No action required.

6. 96.136C (BERKOWITZ)
465-469 CASTRO STREET, Lot 61 in Assessor's Block 3582, east side between 17th and 18th Streets - Request for Conditional Use authorization to convert an existing non-conforming BAR located at street level of a 3 story mixed use building to a full service restaurant in the Castro Neighborhood Commercial District.

SPEAKERS: (pro): Bob McCarthy - rep of project sponsor, Brian Christenson, Roger Gates, Larry Odner; (con): Maurice Dalwich, Robert Birro, Saloman Darwich, Epstein

ACTION: Approved with conditions as modified: Findings, delete #5 on page 3; amend #6a to read: The project is more compatible with the character of the surrounding neighborhood than the previous use in that it will eliminate a late night bar activity and replace it with a full service restaurant which will not operate with the same late hours...; Exhibit A, Conditions of Approval: add a new #3 to read: The hours that the restaurant is open to the public shall be limited to 10:00 a.m. to midnight Monday through Thursday, 10:00 a.m. to 1:00 a.m. on Friday, 7:00 a.m. to 1:00 a.m. on Saturdays, and 7:00 a.m. to 11:00 p.m. on Sunday.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Martin, Mills

NOES: Marks

MOTION NO. 14105

7. 96.086C (BERKOWITZ)
2136 2140-42 UNION STREET, northside between Fillmore and Webster Streets, Lot 13 in Assessor's Block 533 - Request for Conditional Use Authorization to significantly alter an existing non-conforming bar (~~2136~~ 2140 Union Street) and separate small self-service restaurant (~~2242~~ 2142 Union Street) by merging the two establishments into a single restaurant located within the Union Street Neighborhood Commercial District.

SPEAKERS: Beatrice, Huntley Castner

ACTION: Approved with conditions as modified: Exhibit A, Conditions of Approval, #2d should read: up to 74 restaurant seats inside; and...; #2e should read: up to 34 bar seats inside; and ...; add a #2f to read: eight (8) outside (sidewalk) seats for both bar and limited food service dining.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

MOTION NO. 14106

8. 95.261C (NIXON)
2020 MARKET STREET, the entire block bounded by Market and Church Streets, and Duboce Avenue, Lots 1, 2, 3, 4, 5, 7, 10, 12 and 13 in Assessor's Block 3536: Request for Conditional Use authorization to: (1) develop a single parcel exceeding 10,000 sq. ft. in area (\$712.11) and (2) creation of floor area exceeding 6,000 sq. ft. devoted to a single commercial use for property in an NC-3 Zoning District and within 40-X and 80-B height and bulk districts. The proposal includes the expansion of the existing Safeway store into the adjacent vacant Thrifty store and construction of an approximately 5,500 sq ft addition to the west side of the remodeled Safeway and an approximately 6,300 sq ft addition for two new stores on the east side of the existing Safeway.

(Continued from Regular Meeting of April 11, 1996)

SPEAKERS: Richard Zlatt - Safeway rep., Teri Adams, Jose Caedo, Brian Christensen, Nick Letunic, Dean, Peter Tanner - Department of Parking & Traffic

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Hayden, Levine, Marks, Martin, Mills

EXCUSED: Lowenberg

MOTION NO. 14107

9. 96.111C (GORDON)
1409 HAIGHT STREET, near the southwest corner of Masonic Avenue, Lot 01 in Assessor's Block 1244 - Request for a Conditional Use authorization to amend the Conditions of Approval of City Planning Commission Motion number 13146 (per Planning Code Section 186.1) to allow on-site cooking and food preparation previously prohibited within an existing nonconforming large fast-food restaurant (defined by Planning Code Section 790.90) in the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District.

SPEAKERS: (pro) Eric Miller - rep of project owner, Bill Hoover, (name unknown); (con) John Kovatch, Michael Musler, Henry Corry, Michael Thong, Pat Naphie

ACTION: Disapproved

AYES: Chinchilla, Levine, Lowenberg, Marks, Martin, Mills

NOES: Hayden

MOTION NO. 14108

10. 96.110C (COLEMAN)
1101-1123 TARAVAL STREET, Lot 1 in Assessor's Block 2404, southwest corner at 21st Avenue - Request for Conditional Use authorization to allow a small self-service restaurant in an NC-2 District and the Taraval Street Restaurant and Fast Food RSUD.

SPEAKERS: (pro) Ken Trian - rep of project owner, (con) Hiram Carp

ACTION: Disapproved

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

MOTION NO. 14109

- 11a. 96.109CV (HART)
900-922 STOCKTON STREET, southeast corner at Clay Street, Lot 13 in Assessor's Block 210 - Request for Authorization of Conditional Use (as required by Section 812.11 of Planning Code) to permit a two-story addition of 7,714 square feet in area to the existing St. Mary's School building on a site exceeding 5,000 square feet in size in the Chinatown Residential Neighborhood Commercial Mixed Use District with a 50N height and bulk designation.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

MOTION NO. 14110

- 11b. 96.109CV (HART)
930 STOCKTON STREET, southeast corner at Clay Street, Lot 14 in Assessor's Block 210 in the Chinatown Residential Neighborhood Commercial Use District with a 50-N height and bulk designation. **OFF-STREET PARKING VARIANCE SOUGHT:** The proposal is to convert the existing 3rd and 4th floors to two dwelling units. The two dwelling units to be created will not have an off-street parking space associated with them as required by Section 812.14 of the Planning Code.

SPEAKERS: None

ACTION: The Zoning Administrator closed the public hearing and has taken the matter under advisement.

12. 96.080D (PASSMORE)
1241 FIFTH AVENUE, west between Lincoln Way and Hugo Street, Lot 7 in Assessor's Block No. 1745 - Request for Discretionary Review of Building Permit Application No. 9527407 for new construction of two-unit building.
(Continued from Regular Meeting of March 28, 1996)

ACTION: Without hearing, continued to 5/2/96

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

Adjournment -- 8:20 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, MAY 9, 1996.

ACTION: Approved as corrected: Page 2, #4 Passmore should read: The courts ruled in favor of the City--upholding the Planning Commission and the Board of supervisor's decision to approve a residential care facility at 2210 Clay Street.; Page 4, #11a MOTION NO. should be 14110.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Martin, Mills

ABSENT: Marks

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6075.

042596M

MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY

MAY 2, 1996

ROOM 428, WAR MEMORIAL BUILDING

401 VAN NESS AVENUE

1:30 P.M.

DOCUMENTS DEPT.

JUN 03 1996

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PUBLIC LIBRARY

11:30 A.M.

CLOSED SESSION - DIRECTOR'S PERFORMANCE EVALUATION

ACTION: At the conclusion of the Closed Session, the Commission convened into their Regular Meeting. Following Roll Call, President, Susan Lowenberg announced that Mr. Lucian Blazej, Director of Planning, had submitted--and the Commission has accepted--his letter of Retirement. Following this announcement, President Lowenberg read the attached Release.

Adjournment -- 1:15 P.M.

PRESENT: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:30 PM

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Milton Edelin - Deputy Director of Planning, Alec Bash, Susan Montaña, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 96.172D (PASSMORE/ARCE)
108 GRAYSTONE TERRACE, between Pemberton Place and Iron Alley, Lot 2 in Assessor's Block No. 917B - Request for Discretionary Review of Building Permit Application No. 9416160 for construction of a three story single family dwelling.
(Proposed for Continuance to May 9, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Marks, Mills

ABSENT: Lowenberg and Martin

2. 96.054D (PASSMORE/IONIN)
25 HOMESTEAD STREET, east between 24th and 25th Streets, Lot 34 in Assessor's Block No. 6504. Request of Discretionary Review of Building Permit

Application No. 9504229, proposing to construct a three-story over basement, two-family dwelling after demolition of an existing one-story, single-family dwelling.
(Continued from the Regular Meeting of April 18, 1996)

NOTE: On April 18, 1996, following testimony, the Commission closed public hearing and continued the matter to May 2, 1996.

(Proposed for Continuance to May 9, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Marks, Mills

ABSENT: Lowenberg and Martin

3. 95.151C (PAEZ)

974-980 HOWARD STREET, north side between Fifth and Sixth Streets, the southerly portion of Lots 23 and 24 in Assessor's Block 3725: Request for authorization of a Conditional Use to modify the affordability requirements of a previously approved Conditional Use for the construction of 24 affordable dwelling units for the disabled at a height in excess of 40 feet and with off-street parking to be provided at a ratio of one space per dwelling unit in an RSD (Residential /Service) Mixed Use District with a 40-X/85-B Height and Bulk Designation.
(Continued from Regular Meeting of April 18, 1996)

(Proposed for Continuance to May-9 May 23, 1996)

ACTION: Continued as amended

AYES: Chinchilla, Hayden, Levine, Marks, Mills

ABSENT: Lowenberg and Martin

4. 95.509C (MONTAÑA)

1290 - 20TH AVENUE, northeast corner of Irving Street; Lot 25 in Assessor's Block 1731: -- Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of six antennas and associated radio equipment as part of a wireless communication network (Enhanced Specialized Mobile Radio) on the roof and in the garage of the existing building located in an NC-2 (Small-Scale Neighborhood Commercial) District and a 105-A Height and Bulk District.
(Continued from the Regular Meeting of March 21, 1996)

(Proposed for Continuance to May-23 May 16, 1996)

ACTION: Continued as amended

AYES: Chinchilla, Hayden, Levine, Marks, Mills

ABSENT: Lowenberg and Martin

5. 95.510C (MONTAÑA)

445 WAWONA STREET, generally bounded on the north by Wawona Street, on the east by 15th Avenue, on the south by Assessor's Block 2541, and on the west by 19th Avenue; Lot 8 in Assessor's Block 2540: -- Request for Conditional Use authorization under Section 209.6.(b) of the Planning Code to install a total of six antennas and associated radio equipment as part of a wireless communication network (Enhanced Specialized Mobile Radio) on the roof and in the penthouse of the existing building located in RH-1(D) (House, One-Family: Detached)/ RH-2 (House, Two-Family) Districts and a 40-X Height and Bulk District.
(Continued from the Regular Meeting of March 21, 1996)

(Proposed for Continuance to May-23 May 16, 1996)

ACTION: Continued as amended
AYES: Chinchilla, Hayden, Levine, Marks, Mills
ABSENT: Lowenberg and Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

(1) Patricia Vaughey, re: 2431 Fillmore Street; (2) Charlotte Maeck, re: 2431 Fillmore Street; (3) John Bardis, re: 2431 Fillmore Street

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of adoption -- Draft minutes of April 18, 1996.

ACTION: Approved as drafted
AYES: Chinchilla, Hayden, Levine, Marks, Mills
ABSENT: Lowenberg and Martin

Avery: Request that the Commission let her know when staff responds to their request on the Action List. As matters are resolved, they will come off the list.

D. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS
None

8. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF PERMIT APPEALS & BOARD OF SUPERVISORS (PASSMORE)

9. **INFORMATIONAL ONLY** (PASSMORE)

37-43 HANCOCK STREET, South side between Church and Sanchez Streets; Review of compliance with conditions imposed by City Planning Commission under Discretionary Review case No. 94.547D on July 27, 1995 and by the Board of Permit Appeals under Appeal No. 95-157 on December 13, 1995. The project involves demolition of a vacant three-story, four unit dwelling on a 75 foot wide by 114 foot deep lot, and a resubdivision into three lots, each to be developed with a three unit dwelling having four stories over the garage, but within the applicable 40 foot height limit. The subject site is a steep up-hill sloping site. This review for compliance is in response to a request by residents on Hancock Street.

SPEAKERS: Drake Gordon, Nicolas Pulser, Charleen Born
ACTION: Informational only. No action required

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

10. 96.069C (MONTAÑA)

673 UNION STREET, south side between Powell and Columbus Streets also known as 1636-1656 Powell Street; Lot 16 in Assessor's Block 117 - Request for Conditional Use Authorization to add a 770 sq. ft. outdoor dining area featuring 12 tables and 41 chairs to the rear of an existing full service restaurant with bar and to add live entertainment indoors during dinner hours and indoor and outdoors during brunch hours to an existing restaurant and bar located in the North Beach Neighborhood Commercial District.

NOTE: On April 11, 1996, following testimony, the Commission closed public hearing and continued the matter to April 18, 1996.

NOTE: On April 18, 1996, following Commission discussion, the Commission passed a motion of intent to disapprove by a vote of +7 -0.

SPEAKERS: Sam Kwong, project architect

ACTION: The Commission clarified their motion of intent passed on 4/18/96 as disapproval of outdoor dining and entertainment and approve indoor entertainment. Following this clarification, the matter was continued to 5/9/96.

AYES: Chinchilla, Hayden, Levine, Marks, Martin, Mills

ABSENT: Lowenberg

F. REGULAR CALENDAR

11. (MONTAÑA)

MID-MARKET STREET STRATEGIC PLAN, Informational presentation of the "Mid-Market Strategic Plan" developed jointly by the Planning Department, the Market Street Association, the U.N. Plaza Improvement Association, and numerous merchants, property owners and service providers of the Mid-Market Street area from Fifth to Eighth Streets. The Strategic Plan is an 18 month action plan for physical improvements along Market Street which complement current public improvements in the Civic Center area as well as proposed long-range development objectives of Mid-Market Street described in the Civic Center Study published by the Department in October 1994.

SPEAKERS: (con): Marvis Phillips; (pro): Lynn Valente, Marty Cerles, Paul Boschetti, Nate Berkowitz, Steve Raymond, Richard Allman, Bernard Choden

ACTION: Informational only. No Action required.

12. (MONTAÑA)

WIRELESS TELECOMMUNICATIONS SERVICES FACILITIES GUIDELINES, Public hearing to receive comments on a draft set of Guidelines for the siting of Wireless Telecommunications Services Facilities, particularly Cellular Phone and Personal Communications Services (PCS) Antennae. The Guidelines, published as a draft on April 18, 1996, contain (1) location criteria for the siting of antennae and relay systems/base stations; (2) urban design criteria for such installations on buildings; (3) existing Master Plan policy relevant to such facilities; (4) proposed objectives and policies related to the siting of such facilities; (5) application

instructions for Applicants of proposed facilities; and (6) sample standard conditions of approval for such facilities. The Guidelines are being presented to the Commission review of specific permit applications. For copies of the draft Guidelines, please contact Susana Montana at 558-6313.

SPEAKERS: Niels Erich, Patricia Vaughey, Karen Crommie, Mary Irene Zemanek, Eric Zweig, Donald Lee, Zane Blaney, Pat Gerber, Rosi Diamant, Jim Rhoads, Philip Carleton, Eric Albronda, Sue Hestor; Industry Presentation: Robert McCarthy, Howard Wexler, Bill Hammond

ACTION: For discussion only. No action required. Following discussion, in which Commissioner Hayden requested Environmental Review requirements, and Commissioner Marks stated that she felt a Master Plan was needed, the public hearing was closed for the day. It was decided that a final draft of the Guidelines would be released on 5/16/96, and a public hearing scheduled for consideration of adoption on 5/23/96.

13. 96.126T (BASH)
Consideration of Amendments to City Planning Code Article 3.5A and Administrative Code Chapter 31 (Environmental Quality) Section 31.46A to Modify and Adjust Planning Department Fees and Extend the Sunset Clause.
(Continued from Regular Meeting of April 18, 1996)

SPEAKERS: Sue Hestor, Alice Barkley, Lois Scot- DCP rep of Local 21

ACTION: On May 2, 1996, following testimony, the Commission closed public hearing and passed a motion ~~of intent~~ to approve a reduction in the computer surcharge from the existing 8.9% to 2/9%, extend the sunset clause, and request an increase to the base fee in the amount of 5.6% for specific projects.

AYES: Chinchilla, Levine, Marks, Martin

NOES: Hayden and Mills

ABSENT: Lowenberg

FURTHER ACTION: Passed a motion to form a Task Force, Chaired by Commissioner Martin, to review Department fees and how they relate to services.

AYES: Chinchilla, Hayden, Levine, Marks, Martin, Mills

ABSENT: Lowenberg

14. 95.544C (CHIONG)
2761-2791 24TH STREET, Lot 36 in Assessor's Block 4266, south side between York and Hampshire Streets - Request for conditional use authorization to modify conditions of approval on Motion 14030 on December 14, 1995 allowing the expansion of an existing theater creating a total of approximately 14,900 sq. ft. of floor area devoted to a single non-residential tenant on a lot over 5,000 sq. ft. in size and the establishment of an Other Institution, Large (as defined by Section 790.50 of the Planning Code) on the second floor of the altered building within the 24th Street Mission Neighborhood Commercial District.

NOTE: This item was taken out of order and heard prior to #13.

SPEAKERS: None

ACTION: Approved with conditions as modified: Findings, page 6, under f, second paragraph, fifth line, the word "and" should not be deleted.
AYES: Chinchilla, Hayden, Levine, Marks, Martin, Mills
ABSENT: Lowenberg
MOTION NO. 14111

SPECIAL DISCRETIONARY REVIEW HEARING

Procedures governing Special Discretionary Review Hearings were in effect.

15. 96.080D (PASSMORE)
1241 FIFTH AVENUE, west between Lincoln Way and Hugo Street, Lot 7 in Assessor's Block No. 1745 - Request for Discretionary Review of Building Permit Application No. 9527407 for new construction of two-unit building.
(Continued from Regular Meeting of April 25, 1996)

SPEAKERS: (pro DR): Sue Hestor - rep of DR requestor, John Herrell - DR requestor, David Pearce, Ray Mauberret, Regina Mauberret, Alan Faste/Alan Clay, Yuko Marshall, Comer Marshall; (pro project): Alice Barkley - rep of project sponsor, Louis Roblis - project architect, Kenneth Edlin

ACTION: Following discussion, the Commission closed public hearing and continued the matter to 5/23/96 with direction to staff to work with the project sponsor to reduce the depth of the building to 55% with a 12 foot "pop-out," and reduce the apparent height of the building to three stories with an attic similar in form to adjacent 5th Avenue houses.

AYES: Chinchilla, Hayden, Levine, Marks, Martin, Mills
ABSENT: Lowenberg

16. 96.183D (PASSMORE/ANDRADE)
2850 UNION STREET, north between Lyon and Baker Street, Lot 39 in Assessor's Block No. 948 - Request for Discretionary Review of Building Permit Application No. 9601896 for a three story addition at the rear and to add bedroom at ground floor and family room at the first floor.

SPEAKERS: (pro DR): Steve Atkinson - rep of DR requestor, Anne Harvey, John Stephan, Cynthia Hunting, John Pasquesi; (pro project): Dan Phipps - rep of project sponsor, Jim Mannix - contractor, Jane Hoopes - project owner

ACTION: Under their discretionary review powers, the Commission approved the project with modifications to the depth of the western bedroom on the third floor by a reduction of three feet. They also requested open deck railing with plantings for privacy. Final plans are to come back to them as an informational item.

AYES: Chinchilla, Hayden, Levine, Marks, Mills
NOES: Martin
ABSENT: Lowenberg

Adjournment -- 8:30 P.M.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, MAY 16, 1996.

ACTION: Approved as corrected: Item 13, under ACTION, delete the words 'of intent'

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills

ABSENT: Martin

Attachment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

050296M



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

FOR IMMEDIATE RELEASE

May 2, 1996

LU BLAZEJ TO STEP DOWN AS CITY PLANNING DIRECTOR

SAN FRANCISCO -- After 23 years of public service in the areas of urban planning, economic development, redevelopment, urban design and neighborhood planning for the City of San Francisco, Planning Director Lucian Blazej will retire from office.

Mr. Blazej served four years as the City Planning Director, capping off a long and illustrious career in San Francisco city government.

Some of the Planning Department's major accomplishments during Mr. Blazej's tenure as planning director and his prior years as a planner include:

- Preparing the traffic alternatives studies that resulted in the City's decision not to rebuild the freeway ramp system connecting downtown with the Bay Bridge
- Updating the "Transportation Element" of the City's Master Plan to reevaluate the use of the Transbay Bus Terminal and recommend a new facility at Beal and Main Streets, effectively creating an urban renewal project on 50 prime acres of City land.
- Computerization of Planning Records and creating a "One-Stop Permit Center," which currently serves about 13,000 visitors each year and processes about 40 percent of all city planning permits
- Developing the conceptual outline and recommendations for the "Downtown Plan."

Adoption of a Neighborhood Plan for the South Bayshore and developing zoning for "Neighborhood Character Districts."

Mr. Blazej's accomplishments and long years of service were officially recognized today by the San Francisco Planning Commission.

"Lu Blazej is one of San Francisco's most dedicated, hard working city administrators, and we truly thank him for his tremendous service," said Commission President Susan Lowenberg. "He will be sorely missed."

###

SF
255
#21
4/9/96

MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 9, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.
JUN 03 1996
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Martin, Mills
ABSENT: Commissioner Marks

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:35 PM

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Milton Edelin - Deputy
Director of Planning, Alec Bash, Vincent Marsh, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.454C (MONTAÑA)
543-555 BAKER STREET, west side, between Fulton and Grove Streets; Lot 35 in Assessor's Block 1184: -- Request for Conditional Use authorization under Section 209.6.(b) of the Planning Code to install a total of six antennas and two base transceiver stations on the roof of the existing building as part of a wireless communication network in an RM-1 (Mixed, Residential: Low Density) District and a 40-X Height and Bulk District.
(Continued from the Regular Meeting of March 18, 1996)
(Proposed for continuance to ~~May 16~~ July 11, 1996)

ACTION: Continued as amended
AYES: Chinchilla, Hayden, Levine, Lowenberg, Martin, Mills
ABSENT: Marks

2. 95.459C (MONTAÑA)
35 RUSSIA AVENUE, northwest corner of London Street; Lot 18 in Assessor's Block 5084: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas and two base transceiver stations on the roof of the existing building as part of a wireless communication network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Continued from the Regular Meeting of March 18, 1996)
(Proposed for continuance to ~~May 16~~ June 20, 1996)

ACTION: Continued as amended
AYES: Chinchilla, Hayden, Levine, Lowenberg, Martin, Mills
ABSENT: Marks

3. 96.007C (MONTAÑA)
2011 BAYSHORE BOULEVARD, on the block bounded by Bayshore Boulevard and Hester Avenue; Lot 03 in Assessor's Block 5054A: -- Request for Conditional Use authorization under Section 713.83 of the Planning Code to install a total of six antennas on the roof of the existing building and two base transceiver stations as part of a wireless communication network in an NC-S (Neighborhood Commercial Shopping Center) District and a 40-X Height and Bulk District.
(Continued from the Regular Meeting of March 18, 1996)
(Proposed for continuance to May 16 June 6, 1996)

ACTION: Continued as amended

AYES: Chinchilla, Hayden, Levine, Lowenberg, Martin, Mills

ABSENT: Marks

4. 96.025C (MONTAÑA)
959-999 PERALTA AVENUE, northeast corner of Thompkins Avenue; Lot 24 in Assessor's Block 5695: -- Request for Conditional Use authorization under Section 713.83 of the Planning Code to install a total of five antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-S (Neighborhood Commercial Shopping Center) District and a 40-X Height and Bulk District.
(Continued from the Regular Meeting of March 18, 1996)
(Proposed for continuance to May 16 June 6, 1996)

ACTION: Continued as amended

AYES: Chinchilla, Hayden, Levine, Lowenberg, Martin, Mills

ABSENT: Marks

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Ann Harvey, re: 2856 Union Street

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption -- Draft minutes of April 25, 1996.

ACTION: Approved as corrected: Page 2, #4 Passmore should read: The courts ruled in favor of the City--upholding the Planning Commission and the Board of supervisor's decision to approve a residential care facility at 2210 Clay Street.; Page 4, #11a MOTION NO. should be 14110.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Martin, Mills

ABSENT: Marks

- Chinchilla: Regarding DR cases--is there a way to find out prior to the hearing whether the drawings/plans are accurate? Is there a way to require/insist on accurate drawings/plans?
- Avery/Blazej: Department staff along with Citywatch staff will film portions of the Planning Commission hearing next week as part of a video they are putting together on the City's General (Master) Plan.

D. DIRECTOR'S REPORT

6. DIRECTOR'S ANNOUNCEMENTS

-On 5/30, ABAG will host a workshop on wireless telecommunication antennas
-On 5/7, the Redevelopment Agency Commission made Mission Bay one of their survey areas.

7. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF PERMIT APPEALS & BOARD OF SUPERVISORS (PASSMORE)

None

OTHER:

-Pac Bell's upper Market Street antenna site was not appealed and the Department will sign-off for the issuance of the permit.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

8. 95.279C (MILLER)
1206-28 CONNECTICUT STREET, east side between 26th and Army Streets, Lot 3 in Assessor's Block 4324 - Request for authorization of a CONDITIONAL USE to permit the conversion of TEN LIVE/WORK UNITS to TEN DWELLING UNITS, in an M-1 (Light Industrial) District and a 65-J Height and Bulk District.
(Continued from Regular Meeting of April 18, 1996)
NOTE: On April 18, 1996, following public testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote of +4 -2. Commissioners Lowenberg and Martin voted no and Commissioner Marks was excused.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Hayden, Levine, Mills

NOES: Lowenberg and Martin

ABSENT: Marks

MOTION NO. 14112

9. 96.069C (MONTAÑA)
673 UNION STREET, south side between Powell and Columbus Streets also known as 1636-1656 Powell Street; Lot 16 in Assessor's Block 117 - Request for Conditional Use Authorization to add a 770 sq. ft. outdoor dining area featuring 12 tables and 41 chairs to the rear of an existing full service restaurant with bar and to add live entertainment indoors during dinner hours and indoor and outdoors during brunch hours to an existing restaurant and bar located in the North Beach Neighborhood Commercial District.

NOTE: On April 11, 1996, following testimony, the Commission closed public hearing and continued the matter to April 18, 1996.

NOTE: On April 18, 1996, following Commission discussion, the Commission passed a motion of intent to disapprove by a vote of +7 -0. On May 2, 1996, the Commission clarified their motion by stating their intent was to disapprove the outdoor dining and entertainment and approve indoor entertainment. This vote was +6 -0 with Commissioner Lowenberg absent.
(Continued from the Regular Meeting of May 2, 1996)

SPEAKERS: None

ACTION: Disapproved outdoor dining and entertainment and approved indoor entertainment with conditions as drafted

AYES: Chinchilla, Hayden, Levine, Lowenberg, Martin, Mills

ABSENT: Marks

MOTION NO. 14113

10. 96.126T

(BASH)

Consideration of Amendments to City Planning Code Article 3.5A and Administrative Code Chapter 31 (Environmental Quality) Section 31.46A to Modify and Adjust Planning Department Fees and Extend the Sunset Clause.

(Continued from Regular Meeting of May 2, 1996)

NOTE: On May 2, 1996, following public testimony, the Commission Closed public hearing and passed a motion ~~of intent~~ to approve the following: reduce the computer surcharge from the existing 8.9 percent to 2.9 percent and extend the sunset clause; and to request an increase to the base fee in the amount of 5.6 percent for specified projects. The vote was +4 -2, with Commissioners Hayden and Mills voting no and Commissioner Lowenberg absent.

ACTION: Rescind action taken on 5/2/96.

AYES: Chinchilla, Hayden, Levine, Martin, Mills

EXCUSED: Lowenberg

ABSENT: Marks

SPEAKERS: John Bardis

ACTION: Approved reduction of computer surcharge to 1.8% and extension of sunset clause.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Martin, Mills

ABSENT: Marks

RESOLUTION NO. 14114

F. REGULAR CALENDAR

11. 96.152A

(MARSH)

101 POST STREET, southeast corner of the intersection between Post and Kearny Streets, Lot 1 in Assessor's Block 310: Request for authorization for a Permit to Alter to authorize the architectural rehabilitation of a Category V Unrated Building located within the Kearny-Market-Mason-Sutter Conservation District pursuant to Section 1111.6(c) of the Planning Code. The subject property is within a C-3-0 (Downtown Office) District and is an 80-130-F Height and Bulk District. The proposed major alteration was recommended for Commission approval by the

Landmarks Preservation Advisory Board at its Regular Meeting of April 17, 1996 under Resolution No. 483.

SPEAKERS: Randal Paul

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Hayden, Levine, Lowenberg, Martin, Mills

ABSENT: Marks

MOTION NO. 14115

12. 96.203A (PAEZ)

237 POST STREET, south side between Stockton and Grant Streets, Lot 25 in Assessor's Block 309: Request for authorization for a Permit to Alter to authorize the architectural rehabilitation of a Category V Unrated Building located within the Keamy-Market-Mason-Sutter Conservation District pursuant to Section 1111.6(c) of the Planning Code. The subject property is within a C-3-0 (Downtown Office) District and an 80-130-F Height and Bulk District. The proposed major alteration was recommended for Commission approval by the Landmarks Preservation Advisory Board at its Regular Meeting of May 1, 1996.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Hayden, Levine, Lowenberg, Martin, Mills

ABSENT: Marks

MOTION NO. 14116

13. 96.048C (COLEMAN)

12 BYRON COURT, Lot 53 in Assessor's Block 6489, west side between Lowell and Gutenberg - Request for Conditional Use authorization to expand an existing residential care facility from six beds to ten beds located within the RH-1 (Residential, House, One Family) District.

(Continued from Regular Meeting of April 25, 1996)

SPEAKERS: (con): Victor Wong, (name unknown), Chris Herrera

ACTION: On 5/9/96, following testimony, the Commission closed public hearing and passed a motion of intent to approved with conditions a seven (7) bed facility. Final language to come back to the Commission on 6/6/96.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Martin, Mills

ABSENT: Marks

14. 96.120C (COLEMAN)

1721-1725 NEWHALL STREET, Lot 021D in Assessor's Block 5343: Request for Conditional Use Authorization to subdivide an existing lot containing a single family dwelling into two lots one of which will have substandard width in an RH-2 (House, Two-Family) District and a 40-X height and bulk designation.

SPEAKERS: (con): Joan Wilson & Georgia Wilson; (pro): Mark Nolfi & Adrian Nolfi

ACTION: On 5/9/96, following testimony, the Commission closed public hearing and passed a motion of intent to disapproved. Final language to come back to the Commission on 5/16/96.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Martin, Mills

ABSENT: Marks

15. 96.040C (BERKOWITZ)
2410-2412 CLEMENT STREET, Lot 14 in Assessor's Block 1408, north side between 25th and 26th Avenues: Request for Conditional Use authorization to construct two dwelling units without required off-street residential parking (Section 161(j) of Planning Code) by expanding an existing one story commercial building located in the Outer Clement Street Neighborhood Commercial District.
(Continued from Regular Meeting of April 18, 1996)
ACTION: Without hearing, continued to 6/6/96.
AYES: Chinchilla, Hayden, Levine, Lowenberg, Martin, Mills
ABSENT: Marks

AT APPROXIMATELY 4:30 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

16. 96.172D (PASSMORE/ARCE)
108 GRAYSTONE TERRACE, between Pemberton Place and Iron Alley, Lot 2 in Assessor's Block No. 917B - Request for Discretionary Review of Building Permit Application No. 9416160 for construction of a three story single family dwelling.
(Continued from Regular Meeting of May 2, 1996)
SPEAKERS: (pro DR): Terri Woods - DR requestor, Julie Rae, Edith Freed, Dr. Cheryl Rudy, Peter Carter, Viola Valchetti; (pro project): Steve Vettal - attorney for project owner, Daniel Soloman - project architect, Nancy Hogan, Ramona Albright, Michael Press, John Facell
ACTION: Following testimony, the Commission closed public hearing and continued the matter to 5/16/96, directing the project sponsor to put up story poles.
AYES: Chinchilla, Hayden, Levine, Lowenberg
ABSENT: Marks, Martin, Mills
17. 96.054D (PASSMORE/IONIN)
25 HOMESTEAD STREET, east between 24th and 25th Streets, Lot 34 in Assessor's Block No. 6504. Request of Discretionary Review of Building Permit Application No. 9504229, proposing to construct a three-story over basement, two-family dwelling after demolition of an existing one-story, single-family dwelling.
(Continued from the Regular Meeting of May 2, 1996)
NOTE: On April 18, 1996, following testimony, the Commission closed public hearing and continued the matter to May 2, 1996.
SPEAKERS: None
ACTION: For lack of quorum of Commissioners present who had heard previous testimony, the matter was continued to 5/16/96.
AYES: Chinchilla, Hayden, Levine, Lowenberg
ABSENT: Marks, Martin, Mills

Adjournment -- 5:50 P.M.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, MAY 23, 1996.

ACTION: Approved as drafted

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills

ABSENT: Martin

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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MINUTES OF SPECIAL MEETING
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION

WEDNESDAY

MAY 8, 1996

ROOM 430, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
9:00 A.M.

PRESENT: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 9:03 AM

STAFF IN ATTENDANCE: Judy Boyajian - Deputy City Attorney, Amit Ghosh, Linda Avery - Commission Secretary

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

None

B. EXECUTIVE SESSION:

PERSONNEL MATTERS--APPOINTMENT OF DIRECTOR OF PLANNING FOR AN INTERIM PERIOD. The Commission will meet to discuss the appointment of Amit Ghosh as Director of Planning for an interim period.

ACTION: No Disclosure of discussion.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

ANNOUNCEMENT: Commissioner Lowenberg announced that the Commission took action to appoint Amit Ghosh to the position of Director of Planning for an interim period of not more than three (3) months, effective May 18, 1996.

Adjournment -- 10:00 A.M.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON MAY 16, 1996.

ACTION: Approved as drafted

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills

ABSENT: Martin

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5/16/96

**MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY
MAY 16, 1996**

**ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:30 P.M.**

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PRESENT: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 3:35 PM

STAFF IN ATTENDANCE: Lucian Blazej - Director of Planning, Robert Passmore - Zoning Administrator, Amit Ghosh, Mary Gallagher, Gerald Green, Susana Montaña, Paul Rosetter, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.660C (MONTAÑA)
FORT FUNSTON NATIONAL GUARD ARMORY, west side of Armory Road and Zoo Road; Lot 4 in Assessor's Block 7281: -- Request for Conditional Use authorization under Sections b) and 234.2.(a) of the Planning Code to install a total of twelve antennas on a tower and associated equipment in a one story equipment shelter building as part of a wireless communication network located in a P (Public) District and an OS (Open Space) Height and Bulk District.
(Continued from the Regular Meeting of March 21, 1996)
(Proposed for Continuance to May 23, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

- ** Prior to Public Comment, members of the Planning Department staff (Mary Gallagher, Gerald Green, Paul Rosetter, and Susana Montaña) read a proposed resolution for Commission consideration commending the career of Lucian "Lu" Blazej as a planner and the Director of Planning for the San Francisco Planning Department and as a public servant of the City and County of San Francisco.

ACTION: Approved

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

RESOLUTION NO. 14117

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items,

your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

Clarence Stern, re: 1721-25 Newhall Street

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of adoption -- Draft minutes of May 2, and May 8, 1996.

ACTION: May 2, 1996: Approved as corrected: Page 5, item 13, under ACTION: delete the words 'of intent.'

May 8, 1996: Approved as drafted

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

Avery: Informed the Commission of their option (one the staff would like them to exercise) to call staff for clarification of any material prepared for Commission review. Cautioned them on their limits in giving staff direct assignments without going through the Director.

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

-Catherine Bauman presented the Earthquake Element/Safety Element at SPUR last Friday

-Tuesday, Susana Montaña participated in a panel discussion on telecommunications as it affects San Francisco

-Last night staff made a presentation to the Northern California Chapters of the APA and AIA on the Master Plan and its impact over 50 years

-Staff is developing a video on the Master Plan that will be aired on Channel 54.

4. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF PERMIT APPEALS & BOARD OF SUPERVISORS (PASSMORE)

BOS: The decision of DPW approving the driveway of the 21st and Sanchez projects (that fronts on Sanchaz Street) was appealed to the Board and heard this morning at the Housing and Land Use Committee this morning. The Committee passed it on to the full Board with recommendation.

BPA: A dwelling on Divisadero and Sacramento Streets/as it relates to Section 311 notification--these types of cases might come to the Commission's attention in the future.

E. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED

5. 96.120C (COLEMAN)
1721-1725 NEWHALL STREET, Lot 021D in Assessor's Block 5343: Request for Conditional Use Authorization to subdivide an existing lot containing a single family dwelling into two lots one of which will have substandard width in an RH-2 (House, Two-Family) District and a 40-X height and bulk designation.
NOTE: On May 9, 1996, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -0. Commissioner Marks was absent.

SPEAKERS: Clarence Stern

ACTION: Disapproved

AYES: Chinchilla, Hayden, Levine, Lowenberg, Martin, Mills

EXCUSED: Marks

MOTION NO. 14118

F. REGULAR CALENDAR

6. 96.153C (GORDON)
2165 IRVING STREET, near the southeast corner of 23rd Avenue, Lot 37 in Assessor's Block 1777 - Request for a Conditional Use Authorization to establish a Small Self-Service Restaurant as defined by Section 790.91 of the Planning Code within in NC-2 (Small-Scale) Neighborhood Commercial Zoning District and the Irving Street Restaurant and Fast-Food Subdistrict (as required by Sections 711.44 and 781.2 of the Planning Code) and a 65-A Height and Bulk District.

SPEAKERS: (pro): Albert Seto, Sam Marigot, Judy Chang; (con): Victor Lau, Bill Dameron, Jon Chew, Michael Kim, David Li, David Chang, Jack

ACTION: Disapproved

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

MOTION NO. 14119

7. (GHOSH)
UCSF LONG RANGE DEVELOPMENT PLAN, Informational presentation of the Long Range Development Plan (LRDP) for the University of California San Francisco Campus.

SPEAKERS: UCSF staff: Robin Jones and Michelle Schaffer;

Public: John Bardis

ACTION: Informational only. No action required.

8. (SR. MANAGERS)
PLANNING DEPARTMENT QUARTERLY REPORT -- Review of Current Planning and Long Range Planning activities and accomplishments during the third quarter.

SPEAKERS: None

ACTION: Informational only. No action required. During discussion, Commissioner Mills requested that the Strategic Plan be completed in three (3) weeks. Commissioner Lowenberg asked staff how far along we were with the plan. She requested that staff bring to the Commission next week an estimate of how much time it would take to wrap up the "internal" Strategic Plan. Both Commissioners Marks and Mills have requested copies of the CHAS Report and a copy of the report that

shows how much housing we want in various categories and figures that show that we have met this production goal or a percentage of the goal. Mr. Ghosh responded that an annual report provides this information. Commissioner Marks requested that the job description for the \$100,000 OAHPP position be drafted to utilize the skills of existing Department staff

AT APPROXIMATELY 5:45 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

9. 96.054D (PASSMORE/IONIN)
25 HOMESTEAD STREET, east between 24th and 25th Streets, Lot 34 in Assessor's Block No. 6504. Request of Discretionary Review of Building Permit Application No. 9504229, proposing to construct a three-story over basement, two-family dwelling after demolition of an existing one-story, single-family dwelling. (Continued from the Regular Meeting of May 9, 1996)
NOTE: On April 18, 1996, following testimony, the Commission closed public hearing and continued the matter to May 2, 1996.

SPEAKERS: None

ACTION: Under their discretionary review powers, the Commission approved the plans before them today, giving staff the flexibility to work out the placement of the windows; incorporate the agreement the parties have worked out involving the skylights as part of the Commission's DR conditions of approval; that the approved plans be stamped "SUBJECT TO DISCRETIONARY REVIEW BY THE PLANNING COMMISSION. MODIFICATIONS OF THESE PLANS REQUIRED TO COME BACK TO THE PLANNING COMMISSION."

AYES: Chinchilla, Hayden, Levine, Marks, Mills

ABSENT: Lowenberg and Martin

10. 96.172D (PASSMORE/ARCE)
108 GRAYSTONE TERRACE, between Pemberton Place and Iron Alley, Lot 2 in Assessor's Block No. 917B - Request for Discretionary Review of Building Permit Application No. 9416160 for construction of a three story single family dwelling. (Continued from Regular Meeting of May 9, 1996)
NOTE: On May 9, 1996, following testimony, the Commission closed public hearing and continued the matter to May 16, 1996.

SPEAKERS: Steve Vettel - attorney of project sponsor

ACTION: Continued to May 23, 1996.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills

ABSENT: Martin

11. (PASSMORE)
118, 128 & 138 KENSINGTON WAY. Building permit application numbers 9602145, 9602144 and 9602143--Informational report and consideration of options for future Planning Commission actions concerning status of building construction of

three proposed single-family dwellings involving extensive excavation and retaining wall construction on subject steep sloping site.

(Continued from Regular Meeting of April 18, 1996)

SPEAKERS: Ileen Dick - Deputy City Attorney; (con): Mark Thompson, Mark Zanandrea, Rae Doyle, Bud Wilson, Cathey Darby, Duan Reynolds, Gail Ashwood, Gregory James; (pro): Joe O'Donoghue

ACTION: Following discussion, the Commission requested staff to continue working with appropriate City agencies and the City Attorney's office to seek resolution of the retaining wall safety issue; suggested that the matter be brought to the attention of the Building Inspection Commission for appropriate action.

Adjournment -- 8:20 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE CITY PLANNING COMMISSION ON THURSDAY, JUNE 6, 1996.

ACTION: Approved as corrected: pg 1, include Robert Passmore - Zoning Administrator under STAFF IN ATTENDANCE; pg 2, #4, BOS: last sentence: The Committee passed it on to the full Board with recommendation.; pg 4, #10, **SPEAKERS:** Steve Vettel

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin

ABSENT: Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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ADDENDUM
MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 16, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:30 P.M.

A. ITEMS TO BE CONTINUED

1. 95.509C (MONTAÑA)
1290 - 20TH AVENUE, northeast corner of Irving Street; Lot 25 in Assessor's Block 1731: -
- Request for Conditional Use authorization under Section 711.83 of the Planning Code to
install a total of six antennas and associated radio equipment as part of a wireless
communication network (Enhanced Specialized Mobile Radio) on the roof and in the garage
of the existing building located in an NC-2 (Small-Scale Neighborhood Commercial) District
and a 105-A Height and Bulk District.
(Continued from the Regular Meeting of May 2, 1996)
(Proposed for Continuance to June 6, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

2. 95.510C (MONTAÑA)
445 WAWONA STREET, generally bounded on the north by Wawona Street, on the east by
15th Avenue, on the south by Assessor's Block 2541, and on the west by 19th Avenue; Lot
8 in Assessor's Block 2540: -- Request for Conditional Use authorization under Section
209.6.(b) of the Planning Code to install a total of six antennas and associated radio
equipment as part of a wireless communication network (Enhanced Specialized Mobile
Radio) on the roof and in the penthouse of the existing building located in RH-1(D) (House,
One-Family: Detached)/ RH-2 (House, Two-Family) Districts and a 40-X Height and Bulk
District.
(Continued from the Regular Meeting of May 2, 1996)
(Proposed for Continuance to June 6, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

Please note that the following matter should follow item 11 on the original agenda.

3. 96.183D (PASSMORE/ANDRADE)
2850 UNION STREET Building Permit Application No. 9601896. Receipt of report
concerning alleged inaccuracies on plans reviewed on May 2, 1996 by the Commission and
consideration of appropriate action concerning approval of the proposed project. Said action
may differ from the plan modifications required by the Commission on May 2, 1996.

SPEAKERS: (con): Sue Hestor, (name unknown), Arnie Lerner, John Stephen,
Cynthia Hunting; (pro): Dan Phipps, Scott Hoops, Jane Hoops, Jim Maddax

ACTION: Following discussion, the Commission passed a motion not to alter their action
taken on May 2, 1996.

AYES: Chinchilla, Hayden, Lowenberg, Marks, Mills

NOES: Levine

ABSENT: Martin

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JUN 21 1996

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5/23/96

Special Joint

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Regular

**MINUTES OF SPECIAL JOINT HEARING
SAN FRANCISCO
CITY PLANNING COMMISSION AND
REDEVELOPMENT AGENCY COMMISSION
AND
U. S. GENERAL SERVICES ADMINISTRATION**

THURSDAY

MAY 23, 1996

**BOARD OF SUPERVISOR'S CHAMBER, ROOM 404
401 VAN NESS AVENUE
1:30 P.M.**

PRESENT: Planning Commissioners: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, and Mills.

Redevelopment Agency Commissioners: King, Kouba, Ong, Rosales, Singh, Sweet, Yee

U. S. General Services Administration: Richard Welsh

THE MEETING WAS CALLED TO ORDER BY PLANNING COMMISSION PRESIDENT LOWENBERG AT 1:40 PM

STAFF IN ATTENDANCE: Amit Ghosh - Director of Planning, Barbara Sahm, Carol Roos, Linda Avery - Commission Secretary

- ** Prior to the start of the Joint Hearing, President Kouba of the Redevelopment Agency Commission read into the record a Commendation to Lucian "Lu" Blazej at this time of his retirement and in recognition of his years of service to the City as a planner and Director of Planning of the San Francisco Planning Department

1. 94.157E (ROOS)
SAN FRANCISCO FEDERAL BUILDING. JOINT PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT/ENVIRONMENTAL IMPACT REPORT (EIS/EIR), BY THE SAN FRANCISCO PLANNING COMMISSION, THE SAN FRANCISCO REDEVELOPMENT AGENCY AND THE FEDERAL GENERAL SERVICES ADMINISTRATION. The General Services Administration (GSA) is proposing the construction of a new Federal building in San Francisco. Remaining on-site buildings would be demolished and a new building constructed. The building would contain about 75,000 gross sq.ft., or 475,000 occupiable sq.ft., and 161 parking spaces. The structure would be about 22 stories and a maximum of about 315 ft. tall. There would be about 2,740 employees. Two sites for the proposed building are analyzed: the southwest corner of Tenth and Market Streets and the northwest corner of Seventh and Mission Streets. The purchase of an

existing building, lease of existing space, and no action are also considered as alternatives.

NOTE: COMMENTS WILL BE ACCEPTED UNTIL 5:00 PM, JUNE 6, 1996.

SPEAKERS: GSA staff who made the presentation: Maria Ciprazo and Joan Byrens; **GENERAL PUBLIC:** Lou Batmale, Carolyn Diamond, Johathan Gould, Amelita Pascual, Marty Cerles, James Haas, Norman Onaga, Arlene Flynn, Elvia Santos, Anna Yee, John Elberling, Steve Raymond, Stanley Panovich, Nathaniel Berkowitz, Sue Hestor, Mark Rennie, Lt. Stephen Tacchini - Police Dept., Jay Benjamin, Jerry Clark, Kelly Cullen

ACTION: Hearing held to receive public comments. No action required at this time.

PUBLIC COMMENT

At this time, members of the public may address the Commissions on items of interest to the public that are within the subject matter jurisdiction of the Joint Commissions. Each member of the public may address the Commission for up to three minutes.

None

Adjournment -- 2:30 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JUNE 6, 1996.

ACTION: Approved as corrected: pg 2, correct spelling of GSA staff **SPEAKERS** names: Maria Ciprazo and Joan Byrens

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin

ABSENT: Mills

MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY
MAY 23, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:00 P.M.

DOCUMENTS DEPT.

JUN 21 1996

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PRESENT: Commissioners Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills
ABSENT: Commissioner Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 3:00 PM

STAFF IN ATTENDANCE: Amit Ghosh - Director of Planning, Robert Passmore - Zoning Administrator, Inge Horton, Carol Roos, Mark Paez, Susana Montaña, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 96.039C (NIXON)
2431 FILLMORE STREET, Lot 4 in Assessor's Block 606, west side between Jackson and Washington Streets: Request for a Conditional Use authorization to convert a second story dwelling unit to an office use (pursuant to Planning Code Section 718.38) in a two story over garage building within the Upper Fillmore Street Neighborhood Commercial District.
(Continued from Regular Meeting of April 18, 1996)
NOTE: On 4/4/96, following testimony, the Commission closed public hearing and continued the matter to 4/18/96.
(Proposed for continuance to June 13, 1996)

ACTION: Continued as proposed
AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills
ABSENT: Martin

2. 96.080D (PASSMORE)
1241 FIFTH AVENUE, west between Lincoln Way and Hugo Street, Lot 7 in Assessor's Block No. 1745 - Request for Discretionary Review of Building Permit Application No. 9527407 for new construction of two-unit building.
(Continued from Regular Meeting of May 2, 1996)
NOTE: On May 2, 1996, following discussion, the Commission closed public hearing and continued the matter to 5/23/96 with direction to staff to work with the project sponsor to reduce the depth of the building to 55% with a 12 foot "pop-out," and reduce the apparent height of the building to three stories with

an attic similar in form to adjacent 5th Avenue houses. Commissioner Lowenberg was absent.

(Proposed for continuance to June 13, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills

ABSENT: Martin

3. 95.660C

(MONTAÑA)

FORT FUNSTON NATIONAL GUARD ARMORY, west side of Armory Road and Zoo Road; Lot 4 in Assessor's Block 7281: -- Request for Conditional Use authorization under Sections b) and 234.2.(a) of the Planning Code to install a total of twelve antennas on a tower and associated equipment in a one story equipment shelter building as part of a wireless communication network located in a P (Public) District and an OS (Open Space) Height and Bulk District.

(Continued from the Regular Meeting of May 16, 1996)

(Proposed for continuance to June 6, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills

ABSENT: Martin

4. 94.618CTZ

(NIXON)

1000 VAN NESS AVENUE and 901 POLK STREET, Lots 5 and 2 in Assessor's Block 715, the site is bounded by Van Ness Avenue, O'Farrell, Polk and Myrtle Streets - Request for Conditional Use Authorization to (1) construct a building exceeding a height of 40 feet, (2) creation of commercial use above the ground floor and (3) authorization as a Planned Unit development including exceptions from Planning Code requirements, including projection and wind speed criteria. The Commission will also be considering a request for an amendment to the sign ordinance and a rezoning of a portion of the site.

(Proposed for continuance to June 6, 1996)

ACTION: Continued as proposed

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills

ABSENT: Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

Julie Furukawa, rep of Nextel Communications, re: withdrawing their current applications for projects at 1290 20th Avenue (case No. 95.509C) and 445 Wawona Street (case No. 95.510C) from Commission consideration of conditional use for wireless telecommunication antenna sites.

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption -- Draft minutes of May 9, 1996.

ACTION: Approved as drafted

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills

ABSENT: Martin

Marks/Lowenberg: Zoning Administrator action/advice regarding the properties on Kensington Way... Would like automatic DR on remaining properties; ZA to provide a written report to the Commission when a solution has been found to screen the retaining wall.

D. DIRECTOR'S REPORT6. DIRECTOR'S ANNOUNCEMENTS

-announced the backfill for his position in Long Range Planning: Inge Horton, Paul Lord, and Bill Wycko--each 40%; Catherine Bauman selected as his assistant.

-The Redevelopment Agency has extended their survey site to include the ballpark.

7. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF PERMIT APPEALS & BOARD OF SUPERVISORS

BPA: None

BOS: None

E. REGULAR CALENDAR

8. 95.151C (PAEZ)

974-980 HOWARD STREET, north side between Fifth and Sixth Streets, the southerly portion of Lots 23 and 24 in Assessor's Block 3725: Request for authorization of a Conditional Use to modify the affordability requirements of a previously approved Conditional Use for the construction of 24 affordable dwelling units for the disabled at a height in excess of 40 feet and with off-street parking to be provided at a ratio of one space per dwelling unit in an RSD (Residential /Service) Mixed Use District with a 40-X/85-B Height and Bulk Designation.
(Continued from Regular Meeting of May 2, 1996)

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills

ABSENT: Martin

MOTION NO. 14120

9. 94.618E (ROOS)

1000 VAN NESS/901 POLK STREET, (1000 VAN NESS AVENUE MIXED USE DEVELOPMENT/THEATER COMPLEX). **CERTIFICATION OF FINAL EIR.** 1000 Van Ness Avenue and 901 Polk Street, at O'Farrell Street; Assessor's Block 715, Lots 2 and 5. Adaptive reuse of the Landmark 1000 Van Ness Avenue building and

at 901 Polk Street the demolition of the existing building and construction of a new addition to 1000 Van Ness Avenue. The project would be a mixed use development totalling about 424,700 sq.ft. including: 14 theaters with 3,500 total seats; about 453 parking spaces (of which 53 would be for residents); a 35,300-sq.-ft. health club; about 6,100 sq.ft. of retail; 18,400 sq.ft. of restaurant space; and about 50 residential units. Parking access would be on O'Farrell Street, and one loading space would be located on Myrtle Street.

NOTE: THE PUBLIC HEARING HAS CLOSED, AND THE PUBLIC COMMENT PERIOD ENDED APRIL 15, 1996.

SPEAKERS: Sue Hestor, Kelly Cullen

ACTION: Approved certification of the Environmental Impact report

AYES: Chinchilla, Hayden, Levine, Lowenberg, Mills

NOES: Marks

ABSENT: Martin

MOTION NO. 14121

10. 96.242MTE (HORTON)

CHARTER IMPLEMENTATION. Consideration of proposals to implement the Charter approved by the voters of San Francisco on November 7, 1995, and becoming effective on July 1, 1996.

a. Amendments to the Introduction of the Master Plan. Presentation of proposed revisions to the Introduction to the Master Plan reflecting new provisions of the Charter and providing information about the structure of the Master Plan.

b. Amendments to the Planning Code. Consideration and adoption of a Resolution of Intention to amend the Planning Code with amendments implementing the Charter. These amendments would reflect changes in the Charter and refer to the "Master Plan" as the "General Plan", the "Department of City Planning" as the "Planning Department", the "City Planning Commission" as the "Planning Commission", and the "Board of Permit Appeals" as the "Board of Appeals"; change the required vote of the Board of Supervisors for appeals to Planning Code amendments; provide for an appeal period of 10 days for written determinations by the Zoning Administrator; and provide procedures for initiation and adoption of General Plan amendments by the Planning Commission and approval by the Board of Supervisors.

c. Amendments to the Administrative Code. Consideration of a proposal providing procedures for General Plan Referrals and amending procedures for the Capital Improvement Advisory Committee for General Plan Referrals and asking the Director to request the Select Committee on Charter Implementation to initiate said amendments to the Administrative Code.

SPEAKERS: None

ACTION: Approved initiation. Public hearing on this matter is scheduled for June 13, 1996.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills

ABSENT: Martin

MOTION NO. 14122

11.

(MONTAÑA)

WIRELESS TELECOMMUNICATIONS SERVICES FACILITIES SITING GUIDELINES, Public hearing to consider adoption of a set of Siting Guidelines for Wireless Telecommunications Services Facilities in San Francisco. The draft Guidelines, published by the Planning Department on April 18, 1996, were the subject of a public hearing before the Planning Commission on May 2, 1996. Testimony received at the May 2nd hearing and in writing have been incorporated into a Final Draft, published May 16, 1996, which describe proposed location preferences, urban design criteria, required application information, relevant Master Plan policies, proposed facilities planning and siting policies, and sample conditions of approval to be considered for all such applications by the Zoning Administrator for building permit applications requiring Department administrative review and to be considered by the Planning Commission for Conditional Use Applications pursuant to the Planning Code. No amendments to the Master Plan or Planning Code are suggested by the Guidelines. On May 23rd, the Planning Commission will receive testimony on the Final Draft Guidelines, which are available at no cost at the Planning Information Counter at 1660 Mission Street, First Floor, and will be asked to (1) adopt the sample conditions of approval described in the Guidelines for their consideration of current/active Conditional Use applications and (2) adopt the entire Guidelines, including location preferences, for consideration of future administrative review of such facilities by the Zoning Administrator and for consideration of Conditional Use applications by the Planning Commission. For further information, contact planner Susana Montana at 558-6313.

SPEAKERS: Stephen Morse, Lori Brooke, Rosi Diaman, Eric Albronda, Elizabeth Mettling, Jim Chappell - SPUR, Ramona Albright, Zane Blaney, Donald Lee, Mary Irene Zemanek, Sue Hestor, Patricia Vaughey, Jay Robinson, Steve Ladoux, Philip Carleton, Erica Zweig, Robert McCarthy, Howard Wexler, Roger Broomfield, Ileen Dick - Deputy City Attorney

ACTION: Approved as modified: Removed three statements from the list of public concerns of Section 2 on pages 6 and 7; Included in the text of Section 2, on page 7, a description of the Medina, Washington moratorium on WTS installations and Federal Court ruling in that case; Rewording of the Commission's decision to review outstanding permit applications related to this technology (page 7, paragraph 5); Deleted some text describing existing zoning controls for WTS installations (page 14, paragraph 6); Rewording Health and Safety Facilities Siting Policy Number 2 (HS2) to describe the Department of Building Inspection's role in insuring structural safety of installations (page 27, paragraph 5); Clarified the role WTS carriers play in restoring emergency telecommunications services to City agencies (page 27 of Guidelines, paragraph 6 as shown on page 1 of May 23rd Errata sheet)---if the system is rendered inoperable by a disaster, carriers should shall be required to work closely...; Clarified the role the Community Liaison plays in meeting with the neighbors of prospective installations and reporting procedures to the Zoning Administrator (page 41, paragraph 5); and from the DRAFT RESOLUTION, page 7, last 'BE IT FURTHER RESOLVED' clause: That the Planning Commission urges City legislators and/or administrators to establish a citywide

~~interdepartmental coordinating committee~~ oversight body to address issues...

AYES: Chinchilla, Levine, Marks, Mills

NOES: Hayden

ABSENT: Martin

EXCUSED: Lowenberg

RESOLUTION NO. 14123

AT APPROXIMATELY 6:55 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

12. 96.192D/DD (PASSMORE/ANDRADE)
148 - 18TH AVENUE, east side between Lake and California Streets, Lot 33 in Assessor's Block No. 1377 - Request for Discretionary Review of Building Permit Application No. 9503251 to consider addition to the rear of the top floor.

ACTION: Without hearing, continued to July 18, 1996.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills

ABSENT: Martin

Adjournment -- 7:10 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JUNE 6, 1996.

ACTION: Approved as drafted

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin

ABSENT: Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6075.

ADDENDUM

DOCUMENTS DEPT.

MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 23, 1996

JUN 21 1996
SAN FRANCISCO
PUBLIC LIBRARY

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
6:00 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

13. 96.172D (PASSMORE/ARCE)
108 GRAYSTONE TERRACE, between Pemberton Place and Iron Alley, Lot 2 in Assessor's Block No. 917B - Request for Discretionary Review of Building Permit Application No. 9416160 for construction of a three story single family dwelling. (Continued from Regular Meeting of May 16, 1996)

NOTE: On May 9, 1996, following testimony, the Commission closed public hearing and continued the matter to May 16, 1996.

SPEAKERS: Steve Vettal - attorney of project sponsor

ACTION: Under their discretionary review powers, the Commission approved the proposal as modified by the sponsor: Garage frontage on Crown Terrace; push the garage back another 6.5 feet while staying within the rear yard requirement to allow a 15 foot parking apron. This allows one full size parking space and one compact parking space totally within the confines of the property and not on the public right-of-way; sponsor's stated construction conditions proposed to keep construction inconvenience to the neighborhood at minimum by having no parking by construction people on Crown Terrace, Crown Terrace will only be used for delivery of materials to the site; if there are heavy deliveries--notice to the neighbors will be made in advance; concrete deliveries/work contained on Graystone rather than Crown Terrace.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Mills

NOES: Martin

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MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY

JUNE 6, 1996

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

JUL 09 1996

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PRESENT: Commissioners Adams/Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin

ABSENT: Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:35 PM

STAFF IN ATTENDANCE: Amit Ghosh - Director of Planning, Robert Passmore - Zoning Administrator, Paul Maltzer, Vincent Marsh, Susana Montaña, Jim Nixon, Sharon Rogers, Bill Wycko, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.660C (MONTAÑA)
FORT FUNSTON NATIONAL GUARD ARMORY, west side of Armory Road and Zoo Road; Lot 4 in Assessor's Block 7281: -- Request for Conditional Use authorization under Sections b) and 234.2.(a) of the Planning Code to install a total of twelve antennas on a tower and associated equipment in a one story equipment shelter building as part of a wireless communication network located in a P (Public) District and an OS (Open Space) Height and Bulk District.
(Continued from the Regular Meeting of May 23, 1996)
(Proposed for Continuance to June 13, 1996)

ACTION: Continued as proposed

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin

ABSENT: Mills

2. 94.618A (MARSH)
1000 VAN NESS AVENUE, THE DON LEE SHOWROOM, LANDMARK NO.152, Lot 5 in Assessor's Block 715. Acting on the recommendation of the Landmarks Preservation Advisory Board to approve and recommend to the Board of Supervisors a Mills Act contract for the Don Lee Showroom based upon an amendment to the San Francisco Administrative Code which added Chapter 71 pursuant to the California Act, Government Code Sections 50280-, et. seq.
(Proposed for Continuance to June 13, 1996)

ACTION: Continued as proposed

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin

ABSENT: Mills

3. 95.702E (D. WONG)
YORK STREET, INTERIOR MID-BLOCK, 6-LOT SUBDIVISION AND NEW CONSTRUCTION OF 5 DUPLEXES, Appeal of Preliminary Negative Declaration. Proposed resubdivision of three existing vacant lots into 6 lots, and new construction of five 2-unit buildings, on what are now Lots 11, 12 & 20 of Assessor's Block 5513, located on York Street, interior mid-block, east side between Cesar Chavez (Army) Street and Peralta Avenue. Five of the six proposed lots would not have direct street frontage. The sixth lot would have frontage on York Street and serve as an easement for the five mid-block parcels. Each of the proposed buildings would be approximately three stories above a garage level, extending to a height of approximately 30 feet from grade.
(Proposed for Continuance to July 11, 1996)

ACTION: Continued as proposed

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin

ABSENT: Mills

4. 96.179C (GALLAGHER)
3800 WASHINGTON STREET, (also addressed as 125 Maple Street), northwest corner at Maple Street, Lots 27 and 28 in Assessor's Block 989 - Request for Conditional Use authorization under Section 209.9(e) to allow an existing single-family house, which is a designated City Landmark in an RH-1 (Residential, Single-Family House) District, to also be used as a facility in which there would be up to twenty (20) social, administrative, and fund raising events per year.
(Proposed for indefinite continuance. This case will be readvertised at the time it is rescheduled for Commission hearing.)

ACTION: Continued as proposed

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin

ABSENT: Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Sue Hestor, re: 15th & Market project (Gravitt City) and how it relates to the process between the Planning and Building Departments. Commissioner Lowenberg requested that staff review and follow up and calendar a response before the Commission.

(2) Rick Judd, re: 15th & Market project policy issues.

(3) Patricia Vaughney, re: the Planning and Building Departments process as it relates to a project on Chestnut Street.

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption -- Draft minutes of May 16, and May 23, 1996.

ACTION: May 16, 1996: Approved as corrected: pg 1, include Robert Passmore - Zoning Administrator under STAFF IN ATTENDANCE; pg 2, #4, BOS: last sentence: The Committee passed it on to the full Board with recommendation.; pg 4, #10, **SPEAKERS**: Steve Vettel.

May 23, 1996 **SPECIAL JOINT HEARING**: Approved as corrected: pg 2, correct spelling of GSA staff **SPEAKERS** names: Maria Ciprazo and Joan Byrens.

May 23, 1996 **REGULAR MEETING**: Approved as drafted.

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin

ABSENT: Mills

Hayden: As mentioned a few months ago, there is a new resource list that Planning staff put together on unreinforced masonry buildings that prioritize them based on their historic or architectural value. Would like to suggest that we have a session or add to our work program where we can clarify what the Planning Commission's role is on matters of historic/architecturally significant buildings. and how we interface with the Landmarks Advisory Board. Commissioner Lowenberg responded that the Mayor has requested that she convene a joint hearing later this summer with the Landmarks Board and this Commission to discuss what our interactive roles are and how we will be working together and going forward. She further stated that the list should no longer be used. Mr. Passmore responded that he would like to calendar a discussion on this as he felt there were reasons that the list should still be made available.

D. DIRECTOR'S REPORT

6. Consideration of adoption: A proposed resolution commending Dave Feltham's career and contributions to the Planning Department and the City and County of San Francisco.

ACTION: Approved as drafted

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin

ABSENT: Mills

RESOLUTION NO. 14124

7. DIRECTOR'S ANNOUNCEMENTS

-Monday, the Mayor presented his budget for 96/97--will report back on staff analysis of Mayor's proposal

-Vincent Marsh, Landmarks Board Secretary, was honored by the State and received the California Historic Preservation Society's Award for this year.

8. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF PERMIT APPEALS & BOARD OF SUPERVISORS

- BOS:** -On Monday an appeal of 5 of the cellular antenna projects approved by CPC--put the matter over two weeks for further negotiation with project sponsors or perhaps other aspects of it.
-At Housing and Land Use Committee this morning, the Mission District ABC license restriction approved by CPC went through without much discussion.
-Also at Housing and Land Use committee this morning, a discussion on the Uncle Gaylords project on Irvine Street--could result in the Board requesting the Department to look at amendments to the Code or other aspects to Neighborhood Commercial zoning.
- BPA:** -723 San Bruno Avenue--DR case--CPC decision sustained by minority vote

E. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED

9. 96.048C (COLEMAN)

12 BYRON COURT, Lot 53 in Assessor's Block 6489, west side between Lowell and Gutenberg - Request for Conditional Use authorization to expand an existing residential care facility from six beds to ten beds located within the RH-1 (Residential, House, One Family) District.

(Continued from Regular Meeting of May 9, 1996)

NOTE: On May 9, 1996, following testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions a seven (7) bed facility by a vote of +6 -0. Commissioner Marks was absent.

ACTION: Without hearing, continued to 7/11/96.

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin

ABSENT: Mills

F. REGULAR CALENDAR

10. 93.574E (ROGERS)

PROPOSED HYDE STREET FISHING HARBOR BERTHS AND PIER 45/NEW USES IN SHEDS A AND C. PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT.

The proposed Hyde Street Fishing Harbor would include reconfiguration of the east side of Hyde Street Pier (located to the west of Pier 45, across the main basin) to allow for the construction of facilities for a total of 60 boats; there would be 40 permanent floating berths and 20 side tie/stern tie spaces. This would increase the number of leasable spaces in the harbor area to a total of about 176 spaces. Some new Bay coverage/fill, dredging, and pile driving would be necessary. There would be additional harbor service facilities to serve both the new and existing berths. New uses are proposed for Sheds A and C on Pier 45 which would be complementary to the fishing industry. The three alternative uses under consideration are: a Fisheries Center, a Conference Center, or an Education Center. The Port's proposed project for Pier 45/Sheds A and C is the Fisheries Center with ancillary retail uses. The purpose of the Fisheries Center

would be to educate the public and allow observation of a working commercial fishing harbor and pier.

SPEAKERS: Dennis Bouey - Director of the Port of San Francisco, James Herman, Michael LaRocca, Jeannette Caito, Mike Berline, Tom Creedon, Phil Bentivegna, Christopher Martin, Alessandro Baccari, Bob Miller, Kathey Lohan, Susan Alexander, Zeke Grader, Meg Reilly, Aaron Peskin, Megan Sullivan, David Zovickian, Dr. John Beale, Meanine DuBois, David Kennedy, Sue Hestor, Wilhelmina Sysling, John Rohosky, Ken Coren, Laura Bursh

ACTION: Meeting held to receive public comments. No action required by the Commission at this time.

11a. 94.618Z (NIXON)

901 POLK STREET, Lot 2 in Assessor's Block 715, consideration of a request to amend the zoning map by rezoning lot 2 from NC-3 (Moderate-Scale Neighborhood Commercial) District to an RC-4 (Residential-Commercial Combined, High Density) District within the Van Ness Avenue Special Use District.

(Continued from Regular Meeting of May 23, 1996)

SPEAKERS: Rick Holiday - co-project sponsor, Matt Field - project manager, John Field - co-sponsor, Sue Hestor - Citizens for Representative Government, Robert Ryan, Marvis Phillips, Craig Richmond, Kelly Cullen, Walter Schmidt, Dave Cincotta

ACTION: Approved as drafted

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks

EXCUSED: Martin

ABSENT: Mills

RESOLUTION NO. 14125

11b. 94.618T (NIXON)

Van Ness Avenue Special Use District, Request to amend Article 6 and Section 243 of the Planning Code to allow signs exceeding current size and height limits, but which existed on landmark buildings, in the RC-4, Van Ness Avenue Special Use District.

(Continued from Regular Meeting of May 23, 1996)

SPEAKERS: Rick Holiday - co-project sponsor, Matt Field - project manager, John Field - co-sponsor, Sue Hestor - Citizens for Representative Government, Robert Ryan, Marvis Phillips, Craig Richmond, Kelly Cullen, Walter Schmidt, Dave Cincotta

ACTION: Approved as drafted

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks

EXCUSED: Martin

ABSENT: Mills

RESOLUTION NO. 14126

11c. 94.618C (NIXON)

1000 Van Ness Avenue and 901 Polk Street, Lots 5 and 2 in Assessor's Block 715, the site is bounded by Van Ness Avenue, O'Farrell, Polk and Myrtle Streets - Request for Conditional Use Authorization to (1) construct a building exceeding a

height of 40 feet, (2) creation of commercial use above the ground floor and (3) authorization as a Planned Unit Development (PUD) requesting exceptions from Planning Code standards for number of parking spaces, exceedence of bulk limits, exceedence of wind speed standards, extension of a cornice beyond the property line and a request for a rear yard exception. The project site is within 130 V and E Height and Bulk Districts.

(Continued from Regular Meeting of May 23, 1996)

SPEAKERS: Rick Holiday - co-project sponsor, Matt Field - project manager, John Field - co-sponsor, Sue Hestor - Citizens for Representative Government, Robert Ryan, Marvis Phillips, Craig Richmond, Kelly Cullen, Walter Schmidt, Dave Cincotta

ACTION: Approved with conditions as modified: Exhibit A, Conditions of Approval, pg 5, H. Resident Employment Opportunities include this last sentence: The Project Sponsor shall work with the Vietnamese Youth Development Center (VYDC) and Glide Memorial Church to insure that the costs incurred by VYDC and Glide Memorial Church in filling positions within the theatre shall be paid by the theatre operators.

AYES: Baker, Chinchilla, Hayden, Lowenberg

NOES: Marks

EXCUSED: Martin

ABSENT: Mills

MOTION NO. 14128

95.257ET

(MARSH)

12. CODE AMENDMENTS ON LANDMARKS OR IN HISTORIC DISTRICT,

Consideration of text amendments to Planning Code Sections 1005, 1006, 1006.6 and 1006.7 to require review of murals on Landmarks or in a Historic District.

SPEAKERS: None

ACTION: Approved

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin

ABSENT: Mills

RESOLUTION NO. 14127

13. 96.057Z

(ANDRADE)

1306 PORTOLA DRIVE, Lot 4 in Assessor's Block 2987; northwest corner with Dorchester Way - Request to abolish the existing 15-foot legislated setback line on this one lot in an RH-1 (D) (House, One-Family, Detached) District with a 40-X Height and Bulk Designation. Front setback averaging requirements would still be in effect.

SPEAKERS: Kathy Darby

ACTION: Approved

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin

ABSENT: Mills

RESOLUTION NO. 14129

14. 96.125C

(GORDON)

2655 VAN NESS AVENUE, at southwest corner of Greenwich Street, Lot 01 in Assessor's Block 0522 - Request for a Conditional Use Authorization to allow a

private recreational facility to be located above the ground floor level in an RC-3 (Residential-Commercial Combined, Medium Density) Zoning District (as required by Planning Code Section 209.4(b) and 209.9(d)) and a 65-A Height and Bulk District.

SPEAKERS: Steve Vettel - rep of project sponsor, Tom Kimbell - project architect, Eleanor Sampson, William Williams, Rev. John Johnson

ACTION: Approved with conditions as drafted

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin

ABSENT: Mills

MOTION NO. 14130

15. 96.061C (BANALES)

5199 MISSION STREET, southeast side, between Pope and Rolph Streets; Lots 57 and 58 in Assessor's Block 6463 - Request for Conditional Use authorization to develop a site in excess of 10,000 square feet by constructing a one-story with mezzanine commercial building which will contain a retail drug store in excess of 6,000 square feet of floor area, within an NC-3 (Moderate-Scale Neighborhood Commercial) District, and 40-X Height and Bulk District.

ACTION: Without hearing, continued to 6/20/96.

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin

ABSENT: Mills

16. 96.040C (BERKOWITZ)

2410-2412 CLEMENT STREET, Lot 14 in Assessor's Block 1408, north side between 25th and 26th Avenues: Request for Conditional Use authorization to construct two dwelling units without required off-street residential parking (Section 161(j) of Planning Code) by expanding an existing one story commercial building located in the Outer Clement Street Neighborhood Commercial District.
(Continued from Regular Meeting of May 9, 1996)

SPEAKERS: Emmanuel Segmen - rep of project sponsor, Fu Yim, Janis Feichtmeir

ACTION: Following testimony, the Commission closed public hearing and continued the matter to 7/11/96.

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin

ABSENT: Mills

17. 96.065CV (BERKOWITZ)

467 POTRERO AVENUE, east side between Mariposa and 17th Streets, Lot 18 in Assessor's Block 3974: Request for Conditional Use Authorization to expand a non-conforming building/use in an M-1 (Light Industrial) District. The project also includes a variance request to allow expansion of a building located in the required rear yard.

SPEAKERS: Patrick Moor - rep of sponsor, Shannon Shanahan, Olga Kista - owner

ACTION: Following testimony, the Commission closed public hearing and continued the matter to 6/20/96.

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin

ABSENT: Mills

18. 96.165C (BERKOWITZ)
1108 POWHATAN STREET, Lot 43 in Assessor's Block 5657, south side between Bradford Street and Peralta Avenue - Request for Conditional Use authorization to expand an existing 6 bed residential care facility to a 10 bed facility within an existing single family house in an RH-1 (House, One-Family) District.

SPEAKERS: Mr. Patterson, Rae Doyle

ACTION: Following testimony, the Commission closed public hearing and passed a motion of intent to disapprove. Final language to come before the Commission on 6/13/96.

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin

ABSENT: Mills

19. 96.007C (MONTAÑA)
2011 BAYSHORE BOULEVARD, on the block bounded by Bayshore Boulevard and Hester Avenue; Lot 03 in Assessor's Block 5054A: -- Request for Conditional Use authorization under Section 713.83 of the Planning Code to install a total of six antennas on the roof of the existing building and two base transceiver stations as part of a wireless communication network in an NC-S (Neighborhood Commercial Shopping Center) District and a 40-X Height and Bulk District.
(Continued from the Regular Meeting of May 9, 1996)

SPEAKERS: Elizabeth Metly, David Price

ACTION: Approved as corrected: pg 2, #3e, last sentence: ...pursuant to conditions 2 and 7.

EXCUSED: Lowenberg

AYES: Baker, Chinchilla, Hayden, Marks, Martin

ABSENT: Mills

MOTION NO. 14131

20. 96.025C (MONTAÑA)
959-999 PERALTA AVENUE, northeast corner of Thompkins Avenue; Lot 24 in Assessor's Block 5695: -- Request for Conditional Use authorization under Section 713.83 of the Planning Code to install a total of five antennas and two base transceiver stations as part of a wireless communication network on the roof of the existing building located in an NC-S (Neighborhood Commercial Shopping Center) District and a 40-X Height and Bulk District.
(Continued from the Regular Meeting of May 9, 1996)

SPEAKERS: Elizabeth Metly

ACTION: Approved as corrected: pg 2, #3e, last sentence: ...pursuant to conditions 2 and 7.

EXCUSED: Lowenberg

AYES: Baker, Chinchilla, Hayden, Marks, Martin

ABSENT: Mills

MOTION NO. 14132

21. 96.225R (MONTAÑA)
WIRELESS ANTENNAE ON 300 - 500 CITY STREET LIGHT POLES Request for Master Plan referral for an encroachment permit to allow the installation of from 300 to 500 wireless antennae and transceiver equipment on City-owned street light

poles throughout the City as part of a wireless data communication network throughout the Bay Region. The dimensions of the transceiver to be installed on top of the street light pole would be 12 inches long by 8 inches wide by 4 inches deep and would be mounted about 18 feet from grade. For more information, please call planner Susana Montaña at (415) 558-6313.

ACTION: Without hearing, continued to 7/11/96.

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin

ABSENT: Mills

Adjournment -- 7:25 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JUNE 27, 1996.

ACTION: Approved as corrected: pg 2, Public Comment, #1, correct spelling of Gravitt City.

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

060696M

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21
13/96

MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JUNE 13, 1996

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT
JUL 09 1996
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PUBLIC LIBRARY

PRESENT: Commissioners Adams, Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:43 PM

STAFF IN ATTENDANCE: Amit Ghosh - Director of Planning, Robert Passmore - Zoning Administrator, Rana Ahamadi, Jim Bergdoll, Inge Horton, Alison Kendall, Paul Lord, Vincent Marsh, Susana Montaña, Gene Coleman - Acting Commission Secretary

A. ITEMS TO BE CONTINUED

1. 96.098E (WONG)
1035-1045 VALLEJO STREET, NEW CONSTRUCTION OF 3 DUPLEXES:
Southside between Florence and Taylor Streets, Lots 42, 43, & 44 in Assessor's Block 150. **Appeal of Preliminary Negative Declaration.** Proposed new construction of three two-unit buildings, one building per lot, totalling 6 dwelling units, and an underground garage with 15 parking spaces. Each of the buildings would be of varied depth, with building heights of approximately 40 feet.
(Proposed for Continuance to June 27, 1996)

ACTION: Continued as proposed

AYES: Adams, Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

2. 96.039C (NIXON)
2431 FILLMORE STREET, Lot 4 in Assessor's Block 606, west side between Jackson and Washington Streets: Request for a Conditional Use authorization to convert a second story dwelling unit to an office use (pursuant to Planning Code Section 718.38) in a two story over garage building within the Upper Fillmore Street Neighborhood Commercial District.
NOTE: On 4/4/96, following testimony, the Commission closed public hearing and continued the matter to 4/18/96.
(Continued from Regular Meeting of May 23, 1996)
(Proposed for Continuance to June 27, 1996)

ACTION: Continued as proposed

AYES: Adams, Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

NONE

C. COMMISSIONERS' QUESTIONS AND MATTERS

NONE

D. DIRECTOR'S REPORT3. DIRECTOR'S ANNOUNCEMENTS

-This morning the Housing and Land Use Committee of the Board approved your recommendation on the procedures for referral to the Master Plan and Capital Improvement Plan referral to the Master Plan.

4. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF PERMIT APPEALS & BOARD OF SUPERVISORS

BPA: GTE Mobilnet site at 1300 - 26th Avenue—determination that conditional use is required, possible violation of the Planning Code. Request for re-hearing was denied.

E. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendations are for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

5. 96.209Q

(ANDRADE)

1702 BRODERICK STREET, northeast corner of Broderick and Bush Streets, Lot 17 in Assessor's Block 1409 - Request for Planning Commission approval to convert an existing six-unit residential building to a condominium form of ownership.

ACTION: Approved as proposed

AYES: Adams, Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

MOTION NO. 14133

6. 95.285Q (ANDRADE)
1228 GROVE STREET, north side between Divisadero and Scott Streets, Lot 10 in Assessor's Block 1181 - Request for Planning Commission approval to convert an existing six-unit residential building to a condominium form of ownership.

ACTION: Approved as proposed

AYES: Adams, Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

MOTION NO. 14134

F. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED

7. 96.165C (BERKOWITZ)
1108 POWHATAN STREET, Lot 43 in Assessor's Block 5657, south side between Bradford Street and Peralta Avenue - Request for Conditional Use authorization to expand an existing 6 bed residential care facility to a 10 bed facility within an existing single family house in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of June 6, 1996)

NOTE: On June 6, 1996, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -0.
Commissioner Mills was absent.

ACTION: Disapproved

EXCUSED: Adams and Mills

AYES: Chinchilla, Hayden, Lowenberg, Marks, Martin

MOTION NO. 14135

G. REGULAR CALENDAR

8. 95.660C (MONTAÑA)
FORT FUNSTON NATIONAL GUARD ARMORY, west side of Armory Road and Zoo Road; Lot 4 in Assessor's Block 7281: -- Request for Conditional Use authorization under Sections b) and 234.2.(a) of the Planning Code to install a total of twelve antennas on a tower and associated equipment in a one story equipment shelter building as part of a wireless communication network located in a P (Public) District and an OS (Open Space) Height and Bulk District.
(Continued from the Regular Meeting of May 23, 1996)

SPEAKERS: Bob McCarthy

ACTION: Approved as drafted

EXCUSED: Lowenberg

AYES: Chinchilla, Hayden, Marks, Martin, Mills

ABSENT: Adams

MOTION NO. 14136

9. 94.618A (MARSH)
1000 VAN NESS AVENUE, THE DON LEE SHOWROOM, LANDMARK NO.152,
Lot 5 in Assessor's Block 715. Acting on the recommendation of the Landmarks
Preservation Advisory Board to approve and recommend to the Board of
Supervisors a Mills Act contract for the Don Lee Showroom based upon an
amendment to the San Francisco Administrative Code which added Chapter 71
pursuant to the California Act, Government Code Sections 50280-, et. seq.
(Continued from Regular Meeting of May 23, 1996)

SPEAKERS: None

ACTION: Approved as drafted

AYES: Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

ABSENT: Adams

MOTION NO. 14137

10. 94.448M (KENDALL)
TREASURE ISLAND NAVAL STATION DRAFT REUSE PLAN, An informational
presentation of a Draft Reuse Plan for Treasure Island Naval Station. Federal base
closure law requires such reuse plans as a basis for environmental analysis, toxic
clean up, and property transfers. It is also intended as a foundation for future
Master Plan amendments including an area plan and for zoning controls.

SPEAKERS: Robin, Bonnie Fisher, Michael Fines, Joe Lisback, Mr. Murphy, Clare
Issacs, Gloria Root, Ed Debarrien, Mr. Lawler, Maceo Bay, Lisa
Clairmont, Toby Levine, Jim Haas

ACTION: Informational only. No action required.

11. 96.242MTE (HORTON)
CHARTER IMPLEMENTATION. The proposal contains two different items
necessary to implement the Charter adopted by the voters of the City and County of
San Francisco in 1995.

- a. Consideration of adoption of amendments to the Introduction of the
Master Plan reflecting changes in the Charter and providing information
about the structure of the Master Plan; and

SPEAKERS: None

ACTION: Following testimony, continued to 6/20/96

AYES: Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

ABSENT: Adams

- b. Consideration of approval of text amendments to the Planning Code
reflecting provisions of the Charter and recommending them to the Board
of Supervisors for adoption. They would refer to the change of name from
Master Plan to General Plan, from Department of City Planning to
Planning Department, from City Planning Commission to Planning
Commission, and Board of Permit Appeals to Board of Appeals; provide
procedures for the adoption of General Plan amendments by the Planning
Commission and approval or rejection by the Board of Supervisors;
change the required vote of the Board of Supervisors in appeals to

Planning Code amendments as provided in the new Charter; and provide for a fifteen day appeal period for written determinations other than variance decisions of the Zoning Administrator as provided in the Administrative Code.

SPEAKERS: None

ACTION: Approved

AYES: Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

ABSENT: Adams

RESOLUTION NO. 14138

12. 96.173C (COLEMAN)
1333 TARAVAL STREET, south side between 23rd and 24th Avenues, Lot 29 in Assessor's Block 2402 - Request for Conditional Use authorization to allow a reduction of required off-street parking per Section 161(j) for an existing single-family residence such that the garage can be converted into office use in an NC-2 (Small-Scale Neighborhood Commercial) District.

SPEAKERS: Diana Hsu, Mr. Hsu

ACTION: Following testimony, the Commission closed public hearing and passed a motion of intent to disapprove. Final language to come before them 6/27/96.

AYES: Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

ABSENT: Adams

13. 95.305C (COLEMAN)
469 EDDY STREET, south side between Leavenworth and Hyde Streets, Lot 014A in Assessor's Block 0337 - Request for Conditional Use authorization to establish a community parking garage (for storage of automobiles of persons residing or working in the immediate vicinity) as defined in Section 209.7(a) & (c) within a three story building in an RC-4 (Residential, Commercial Combined, High Density) District.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

ABSENT: Adams

MOTION NO. 14139

14. 96.213C (GORDON)
901 TARAVAL STREET, southwest corner of 19th Avenue, Lot 01 in Assessor's Block 2406: Request for a Conditional Use Authorization to establish a Small Self-Service Restaurant as defined by Section 790.91 of the Planning Code within an NC-2 (Small-Scale) Neighborhood Commercial Zoning District and the Taraval Street Restaurant and Fast-Food Subdistrict (as required by Sections 711.44 and 781.1 of the Planning Code) and a 65-A Height and Bulk District.

SPEAKERS: (pro): Gabriel Ng, Tony, Bob Sitz, Ellen Roberts, Joe Rubin; (con): Dorothy Karp, Emmitt Karp

ACTION: Following testimony, the Commission closed public hearing and passed a motion of intent to disapprove. Final language to come before them 6/27/96.

AYES: Chinchilla, Hayden, Lowenberg, Marks, Mills

NOES: Martin

ABSENT: Adams

15. 96.224C (BERKOWITZ)
1612 NORIEGA STREET, Lot 23 in Assessor's Block 2026; north side between 23rd and 24th Avenues - Request for Conditional Use Authorization to eliminate an existing required off-street parking (per Section 161(j) for a two family dwelling such that the basement can be converted to 1475 sq. ft. commercial space in an NC-2 (Small-Scale Neighborhood Commercial) District.

SPEAKERS: Gordon McSweeney, Sharon McSweeney, Ian Murphy, Hawk Lee

ACTION: Disapproved

AYES: Chinchilla, Hayden, Lowenberg, Marks, Mills

NOES: Martin

ABSENT: Adams

MOTION NO. 14140

16. 96.080D (PASSMORE)
1241 FIFTH AVENUE, west between Lincoln Way and Hugo Street, Lot 7 in Assessor's Block No. 1745 - Request for Discretionary Review of Building Permit Application No. 9527407 for new construction of two-unit building.
(Continued from Regular Meeting on May 16, 1996)

ACTION: Without hearing, continued to 6/27/96.

AYES: Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

ABSENT: Adams

Adjournment -- 5:02 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JUNE 27, 1996.

ACTION: Approved as corrected: pg 2, Director's Report, #4, ...GTE Mobilnet site at 1300 - 26th Avenue--determination that Conditional Use is required, violation of the Planning Code. Request for re-hearing was denied.

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.
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6/20/96

MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 20, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

JUL 30 1996

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Adams, Chinchilla, Hayden, Lowenberg, Marks, Mills
ABSENT: Commissioner Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:35 PM

STAFF IN ATTENDANCE: Amit Ghosh - Director of Planning, Robert Passmore - Zoning Administrator, Rana Ahamadi, Roger Herrera, Alison Kendall, Paul Lord, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

NONE

C. COMMISSIONERS' QUESTIONS AND MATTERS

Avery: Draft minutes for both 6/6/96 & 6/13/96 are in your packet of material for consideration at the meeting of 6/27/96.

D. DIRECTOR'S REPORT

1. DIRECTOR'S ANNOUNCEMENTS

-Department's budget at the Board's Budget Committee last Tuesday – working with the Board's Budget Analyst to iron out a few items. 9 a.m. this Saturday the Committee is holding a public hearing on the budget, and Tuesday the matter is back before the Committee at 1:30 p.m.

2. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF PERMIT APPEALS & BOARD OF SUPERVISORS (PASSMORE)

BOS: -On Monday, two appeals at the Board: (1) the continued appeal of the five PacBell antenna cases--approved three of the five (two on Geary Blvd. and one on Lombard) and continued two (one on Portola and one on Haight) to 7/1/96 for further consideration.
-21st and Sanchez DR case -- will come back to Planning for Master Plan referral
-On Tuesday, the Rules Committee of the Board considered Supervisor Bierman's Telecommunication Commission legislation--new draft language that was not available to the public until that morning caused the matter to be continued for two weeks. The Commission would consist of five (5) appointed members by the Mayor, and non-voting ex-officio members (Director of Planning, Director of the Health Department, Director of Public Works, and maybe others) to provide technical advice. Their Director would be the Clerk of the Board with an Executive Director appointed by the Commission. They would have a budget of \$190,000. While there was strong support, Passmore spoke in opposition expressing the concern that if the agency was expected to produce a land use plan, it would be in conflict with the Charter and the duties of the Planning Commission.

BPA: -Previous DR case at 2000 Ulloa--found that proposed changes could not be approved as part of original application, but would need to come to Planning as an alteration permit application. The alteration permit application has been filed and appealed as a Dr. It is on your calendar next week.

-On Kensington Way: The Department of Building Inspection is still working on getting the drawings brought up to date and corrected--therefore the Planning Department has not yet started to work on screening the retaining walls so it will look right from the public areas.
-16th and Market Street case brought to your attention by Ms Hestor--we will have a meeting with the Department of Building Inspection next Monday to go over the Building Code issues. I will report back to you following the meeting.
-Some time ago, you requested that we send an inquiry out to various neighborhood associations in the area of the Round Table Pizza at 4523 Mission Street. Have only received two responses. Would like to check a couple of their comments with other aspects--will then mail that with the two letters to you.

E. REGULAR CALENDAR

3. (HERRERA)

HOUSING INFORMATION SERIES REPORT, Staff will make an informational presentation of the 1996 Housing Information Series report. This report details citywide, neighborhood and regional residential construction trends. New live/work and affordable housing projects, as well as, time series changes in building alteration and demolition permits are detailed in this report. The presentation

includes an introductory overview of policies contained in the San Francisco Master Plan Residence Element.

SPEAKERS: Calvin Welsh, John Bardis

ACTION: Informational only. No action required.

4. 94.448M (KENDALL)

TREASURE ISLAND NAVAL STATION DRAFT REUSE PLAN, Commission consideration and action on a resolution endorsing the Treasure Island Naval Station Reuse Plan 6/3/96 Draft for Public Review and recommending its endorsement by the Board of Supervisors. Upon endorsement by the Board the Draft Reuse Plan will be submitted to the Federal Government to the guide environmental review property disposition and toxic cleanup processes by the Navy. The Reuse Plan will also form the basis for preparation of an Area Plan and Master Plan amendments and for interim leasing, marketing and fundraising activities by the City. Copies of the Draft Reuse Plan are available from the Planning Information Counter at 1660 Mission Street.

SPEAKERS: James Spagnoli, Ruth Gravanis, Gloria Root - Chair of Reuse Committee

ACTION: Approved as amended: pg 2, the last 'BE IT FURTHER RESOLVED' clause should read: That if it is determined that the Reuse Plan will be implemented through the community development process, the Planning Department, upon authorization and funding shall: (2) prepare the Preliminary Plan for the Survey Area known as Treasure Island and Yerba Buena Island, to include development or zoning controls which shall form the basis for the Redevelopment Plan; and (3) ensure that the Redevelopment Plan will be returned to the Planning Commission for its report and recommendations of the Treasure Island Redevelopment Plan concerning conformity with the San Francisco Master Plan.

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Mills

ABSENT: Martin

RESOLUTION NO. 14141

5. 96.242MTE (HORTON)

CHARTER IMPLEMENTATION. The proposal contains two different items necessary to implement the Charter adopted by the voters of the City and County of San Francisco in 1995.

- a. Consideration of adoption of amendments to the Introduction of the Master Plan reflecting changes in the Charter and providing information about the structure of the Master Plan; and

(Continued from the Regular Meeting of June 13, 1996)

ACTION: Without hearing, continued to June 27, 1996.

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Mills

ABSENT: Martin

6. 95.459C (MONTAÑA)

35 RUSSIA AVENUE, northwest corner of London Street; Lot 18 in Assessor's Block 5084: -- Request for Conditional Use authorization under Section 712.83 of

the Planning Code to install a total of six antennas and two base transceiver stations on the roof of the existing building as part of a wireless communication network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.

(Continued from the Regular Meeting of May 9, 1996)

ACTION: None. Prior to hearing, the project sponsor withdrew this project.

7. 96.225R (MONTAÑA)
WIRELESS ANTENNAE ON 300 - 500 CITY STREET LIGHT POLES Request for Master Plan referral for an encroachment permit to allow the installation of from 300 to 500 wireless antennae and transceiver equipment on City-owned street light poles throughout the City as part of a wireless data communication network throughout the Bay Region. The dimensions of the transceiver to be installed on top of the street light pole would be 12 inches long by 8 inches wide by 4 inches deep and would be mounted about 18 feet from grade. For more information, please call planner Susana Montaña at (415) 558-6313.

(Continued from the Regular Meeting of June 6, 1996)

ACTION: None. This item is on calendar in error. At their Regular Meeting on 6/6/96, the Commission, without hearing, continued this item to 7/11/96.

8. 96.061C (BANALES)
5199 MISSION STREET, southeast side, between Pope and Rolph Streets; Lots 57 and 58 in Assessor's Block 6463 - Request for Conditional Use authorization to develop a site in excess of 10,000 square feet by constructing a one-story with mezzanine commercial building which will contain a retail drug store in excess of 6,000 square feet of floor area, within an NC-3 (Moderate-Scale Neighborhood Commercial) District, and 40-X Height and Bulk District.

(Continued from the Regular Meeting of June 6, 1996)

ACTION: Without hearing, continued to July 18, 1996.

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Mills

ABSENT: Martin

9. 96.065CV (BERKOWITZ)
467 POTRERO AVENUE, east side between Mariposa and 17th Streets, Lot 18 in Assessor's Block 3974: Request for Conditional Use Authorization to expand a non-conforming building/use in an M-1 (Light Industrial) District. The project also includes a variance request to allow expansion of a building located in the required rear yard.

NOTE: On June 6, 1996, following testimony, the Commission closed public hearing and continued the matter to 6/20/96 by a vote of +6 -0. Commissioner Mills absent.

ACTION: Without hearing, continued to July 11, 1996.

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Mills

ABSENT: Martin

10. 96.271C (GORDON)
3913 24TH STREET, south side, between Sanchez and Noe Streets, Lot 039 in Assessor's Block 6508 -- Request for a Conditional Use Authorization to allow an

enlargement of an existing nonconforming Full-Service Restaurant (defined by Planning Code Section 790.92) pursuant to the provisions of Planning Code Sections 186.1(a) and (b) within the 24th Street-Noe Valley Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.

SPEAKERS: None

ACTION: Approved as drafted

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Mills

ABSENT: Martin

MOTION NO. 14142

AT APPROXIMATELY 4:00 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

11. 96.279D (PASSMORE)

2246 25TH AVENUE, east between Rivera and Santiago Streets, Lot 39 in Assessor's Block No. 2324. Request for Discretionary Review of Building Permit Application No. 9605385 proposing construction of a rear addition.

SPEAKERS: (pro DR): Albert Low - DR requestor; (pro project): Rick Seher - owner, Richard Crandel - project architect, Kenneth Alquist, Bernard Young, Madaline Minneth

ACTION: Under their discretionary review powers, the Commission approved this project as proposed.

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Mills

ABSENT: Martin

12. 96.193D (PASSMORE)

213 4TH AVENUE, west between Cornwall and Clement Streets, Lot 3 in Assessor's Block No. 1429. Request for Discretionary Review of Building Permit Application No. 9517734 proposing construction of a four story, three unit, residential building.

ACTION: Without hearing, continued to July 11, 1996.

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Mills

ABSENT: Martin

Adjournment -- 4:27 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JULY 11, 1996.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Lowenberg, Marks, Martin, Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.
062096M

C55
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MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY
JUNE 27, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT

JUL 30 1996

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Baker/Levine, Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:40 PM

STAFF IN ATTENDANCE: Amit Ghosh - Director of Planning, Robert Passmore - Zoning Administrator, Alec Bash, Paul Deutsch, Inge Horton, Eva Liebermann, David Lindsay, Susana Montaña, Diane Oshima, Charles Rivasplata, Steve Shotland, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 96.098E (WONG)
1035-1045 VALLEJO STREET, NEW CONSTRUCTION OF 3 DUPLEXES: South side between Florence and Taylor Streets, Lots 42, 43, & 44 in Assessor's Block 150. **Appeal of Preliminary Negative Declaration.** Proposed new construction of three two-unit buildings, one building per lot, totalling 6 dwelling units, and an underground garage with 15 parking spaces. Each of the buildings would be of varied depth, with building heights of approximately 40 feet.
(Continued from the Regular Meeting of June 13, 1996)
(Proposed for Continuance to July 11, 1996)

ACTION: Continued as proposed

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

- 2a. 96.098D (PASSMORE)
1035 - 1045 VALLEJO STREET, south side between Taylor and Florence Streets; Lots 42, 43 and 44 in Assessor's Block 150, in an RH-2 (Residential, House, Two-Family) District. Request for Discretionary Review of Building Permit Application No. 9601788 proposing construction of three, four-story, two-unit buildings on three lots with one common garage.
(Proposed for Continuance to July 11, 1996)

ACTION: Continued as proposed

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

- 2b. 96.098V (PASSMORE)
1035 - 1045 VALLEJO STREET, south side between Taylor and Florence Streets; Lots 42, 43 and 44 in Assessor's Block 150, in an RH-2 (Residential, House, Two-Family) District. Request for **Front Setback and Rear Yard Variance**. Section 132 of the Planning Code requires a minimum front setback of approximately 15.00 feet for Lot 44 and 7 feet 6 inches for Lot 43, measured from the front property lines. The proposed two-family dwelling on Lot 44 would extend to within 9.40 feet of the front property line, and the proposed two-family dwelling on Lot 43 would extend to within 4.70 feet of the front property line; both would encroach into the required front setback.

Section 136(c)(26) of the Planning Code allows the construction of underground garages to encroach within the required rear yard, provided that such garages shall not occupy any area within the rear 15 feet of the depth of the lot. The proposed underground garage would extend to within approximately 5 feet of the rear property line of Lot 44, approximately 7.5 feet of the portion of Lot 43 having a depth of 75 feet and approximately 4 feet from the portion of said Lot 43 having a depth of 71.5 feet, and approximately 8 feet from the rear property line of Lot 42. The underground garage would exceed the degree of encroachment into the required rear yard authorized as a permitted obstruction.

(Proposed for Continuance to July 11, 1996)

ACTION: Continued as proposed

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

3. 96.243C (BERKOWITZ)
1598 DOLORES STREET, northwest corner at 29th Street, Assessor's Block 6618, Lot 38: Request for Conditional Use Authorization for expansion of an existing school of mortuary science as per Planning Code Sections 186.2 and 710.81 for a site located within an NC-1 (Neighborhood Commercial Cluster) District.
(Proposed for Continuance to July 18, 1996)

ACTION: Continued as proposed

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

4. 96.303M (ROSE)
FULTON STREET MALL DESIGN GUIDELINES, Consideration of Master Plan amendment to the Civic Center Area Plan mandating the implementation of the FULTON Street Mall Design Guidelines, a comprehensive planning document for the improvement of FULTON Street between Hyde and Larkin Streets. The proposal amends the text of Objective 1, Policy 3 of the Civic Center Area Plan to include references to the FULTON Street Mall Design Guidelines.

(Proposed for Continuance to July 18, 1996)

ACTION: Continued as proposed

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items,

your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

Patricia Vaughney, re: informed the Commission of what neighborhood leaders sometimes have to go through to monitor neighborhood serving needs through the Planning and Building process—cited a commercial use/an exercise facility that wants to expand.

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption -- Draft minutes of June 6, and June 13, 1996.

ACTION: Approved as corrected: June 6, 1996: pg 2, Public Comment, #1, correct spelling of Gravitt City; June 13, 1996: pg 2, Director's Report, #4, ...GTE Mobilnet site at 1300 - 26th Avenue—determination that Conditional Use is required, violation of the Planning Code. Request for re-hearing was denied.

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

Lowenberg: Tuba Gardens Restaurant on Sacramento Street. Conversion of a residential unit – nothing seems to have been done in three years – requested Mr. Passmore to look into this – enforcement might be called for.

Hayden: Expressed appreciation and her pleasure for being allowed to serve on the Commission.

D. DIRECTOR'S REPORT

6. DIRECTOR'S ANNOUNCEMENTS

-Last Tuesday, the Board's Budget Committee approved our budget without any cuts.

7. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF PERMIT APPEALS & BOARD OF SUPERVISORS

-New legislation drafted on the Telecommunications Agency--will fax to CPC as soon as we get it--will be heard by the Rules Committee next Tuesday.

BPA: -Appeal of 1010 South Van Ness--CPC decision upheld; -DR case at 40 Sunview Drive--CPC decision upheld.

E. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED

8. 96.173C (COLEMAN)
1333 TARAVAL STREET, south side between 23rd and 24th Avenues, Lot 29 in Assessor's Block 2402 - Request for Conditional Use authorization to allow a reduction of required off-street parking per Section 161(j) for an existing single-

family residence such that the garage can be converted into office use in an NC-2 (Small-Scale Neighborhood Commercial) District.
(Continued from Regular Meeting of June 13, 1996)

NOTE: On June 13, 1996, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -0.
Commissioner Adams was absent.

ACTION: Disapproved

EXCUSED: Baker

AYES: Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

MOTION NO. 14143

9. 96.213C

(GORDON)

901 TARAVAL STREET, southwest corner of 19th Avenue, Lot 01 in Assessor's Block 2406: Request for a Conditional Use Authorization to establish a Small Self-Service Restaurant as defined by Section 790.91 of the Planning Code within an NC-2 (Small-Scale) Neighborhood Commercial Zoning District and the TARAVAL Street Restaurant and Fast-Food Subdistrict (as required by Sections 711.44 and 781.1 of the Planning Code) and a 65-A Height and Bulk District.
(Continued from Regular Meeting of June 13, 1996)

NOTE: On June 13, 1996, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +5 -1.
Commissioner Martin voted no and Commissioner Adams was absent.

ACTION: Disapproved

EXCUSED: Baker

AYES: Chinchilla, Hayden, Lowenberg, Marks, Mills

NOES: Martin

MOTION NO. 14144

F. REGULAR CALENDAR

10.

(BASH)

RINCON POINT-SOUTH BEACH REDEVELOPMENT PROJECT AREA
AMENDMENTS FOR A BALLPARK.

Consideration of amendments to the Preliminary Plan for the Rincon Point-South Beach Redevelopment Project Area and Project Area Boundaries for the South Beach Area to add a Ballpark and other commercial uses in the area bounded by King Street, Second Street (inclusive of the right of way), China Basin Channel and Third Street, which includes the southern portion of Assessor's Block 3794 and Piers 46B and 46C of Assessor's Block 9900, and review of related Master Plan amendments.

SPEAKERS: Ernestine Weiss, Steve Vettel

ACTION: Approved

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

RESOLUTION NO. 14145

11. 96.301TMZ

(HORTON/OSHIMA)

DRAFT PORT WATERFRONT LAND USE PLAN: An informational presentation by the Port for purposes of providing an overview of the project, prior to the Waterfront Land Use Plan Draft EIR public hearing on July 11, 1996.

Copies of the Port's Waterfront Land Use Plan are available for \$10 at the Port, Ferry Building, Reception Desk, or by calling 274-0354.

SPEAKERS: Dennis Bouhey - Port Director, Ann Cook - Port staff, Patricia Vaughney, John Bardis, Judy Irving, Ernestine Weiss

ACTION: Informational only, No action required.

12. (SHOTLAND)

PROPOSED UNDERGROUND PARKING STRUCTURE ON ASSESSOR'S BLOCK 202, LOTS 6, 14, 15. Informational presentation by the Waterfront Transportation Office on an underground parking garage of up to 340 spaces proposed to be constructed as part of the Mid Embarcadero Project. The underground garage would be constructed on the southern half of the block bounded by Washington Street, Drumm Street, Clay Street and the Embarcadero, to replace surface parking to be removed as part of the Mid Embarcadero Project. The property is in a P (Public Use) Zoning District and as OS (Open Space) Height and Bulk District. The street grade level of the property would be maintained as public open space.

SPEAKERS: Rebecca Kohlstrand - Waterfront Transportation staff, Paul Osmoudson - Port Waterfront staff, Norman Rolfe, Ernestine Weiss, Ula Walters

ACTION: Informational only, No action required.

13. 96.260M (SHOTLAND)

AMENDMENT OF THE RECREATION AND OPEN SPACE ELEMENT OF THE MASTER PLAN PRIOR TO SALE OF SURPLUS CITY PROPERTY. Consideration of amending the Recreation and Open Space Element of the Master Plan, taking the following actions:

1. Amend Map 4, " Citywide Recreation & Open Space Plan," to remove the designation of Assessor's Block 4093, Lot 92 as "Public Open Space."
2. Amend Map 9, the "Neighborhood Recreation and Open Space Improvement Priority Plan," to remove the designation of Assessor's Block 40-93, Lot 92, as "Public Open Space."

SPEAKERS: Harry Quin - Department of Real Estate, Cliff Chambers

ACTION: Approved

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

RESOLUTION NO. 14146

14. 96.260R (SHOTLAND)

MASTER PLAN REFERRAL TO DETERMINE WHETHER SALE OF SURPLUS CITY LAND WOULD BE IN CONFORMITY WITH THE MASTER PLAN.

Consideration of finding the proposed sale of following surplus City property: Assessor's Block 4093, Lot 92, located at 949 Vermont Street, in conformity with the Master Plan.

SPEAKERS: Harry Quin - Department of Real Estate, Cliff Chambers

ACTION: Approved

AYES: Baker, Chinchilla, Hayden, Lowenberg, Marks, Martin, Mills

RESOLUTION NO. 14147

15. (RIVASPLATA/EDELIN)

SF TRIP STORE CONTRACT (TICKETRANS) - THIRD PHASE CONTRACT EXTENSION, Approval of a Resolution authorizing the Director of Planning to amend and extend a contract with Crain & Associates, Inc., from July 1, 1996 through June 30, 1997 for a sum of up to \$150,000 in Transportation Authority funding. The contract amendment is for continuation of Trip Store management and operations at the Montgomery and Embarcadero Stations and operation of an electronic kiosk at the Montgomery Station booth.

SPEAKERS: None

ACTION: Approved

AYES: Baker, Chinchilla, Hayden, Marks, Martin, Mills

ABSENT: Lowenberg

RESOLUTION NO. 14148

NOTE: At approximately 4:15 p.m., the Commission took a recess. During that time, Commissioner Baker left and was replaced by Jerry Levine for the remainder of the hearing.

16. 96.242M (HORTON)

CHARTER IMPLEMENTATION. Consideration of adoption of amendments to the Introduction of the Master Plan reflecting changes in the Charter and providing information about the structure of the Master Plan.

(Continued from the Regular Meeting of June 20, 1996)

SPEAKERS: None

ACTION: Approved

EXCUSED: Levine

AYES: Chinchilla, Hayden, Lowenberg, Martin, Mills

ABSENT: Marks

RESOLUTION NO. 14149

17. 96.039C (NIXON)

2431 FILLMORE STREET, Lot 4 in Assessor's Block 606, west side between Jackson and Washington Streets: Request for a Conditional Use authorization to convert a second story dwelling unit to an office use (pursuant to Planning Code Section 718.38) in a two story over garage building within the Upper Fillmore Street Neighborhood Commercial District.

NOTE: On 4/4/96, following testimony, the Commission closed public hearing and continued the matter to 4/18/96.

(Continued from Regular Meeting of June 13, 1996)

ACTION: The public hearing was re-opened.

SPEAKERS: (con) Jennifer Gridley, Patricia Okuji, Justin Cohen, Charlotte, Maeck, Patricia Vaughney, John Bardis; (pro) Judy West, V. Roy Lefcourt - project sponsor

ACTION: Approved with conditions as proposed

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

MOTION NO. 14150

18. 96.198C (MILLER)
439 GUERRERO STREET, northeast corner at Camp Street, Lot 57 in Assessor's Block 3568 - Request for authorization of a CONDITIONAL USE to permit the conversion of a church building to one ARTIST'S LIVE/WORK UNIT in an RM-2 (Mixed Residential, Moderate Density) District and a 40-X Height and Bulk District.

SPEAKERS: (pro) U. B. Morgan - owner, Genna Lynn Luna, Judy West, Ken Roberts, Robert Selson; (con) Henry Calero, Jaime Fernandez, Jose Alevedo, Conrado Amadan

ACTION: Following testimony, the Commission closed public hearing and passed a motion of intent to disapprove. Final language on 7/11/96.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Martin, Mills

NOES: Marks

19. 96.026C (MONTAÑA)
2160 VAN NESS AVENUE, southeast corner at Broadway, Lot 18 in Assessor's Block 574 - Request for a Conditional Use authorization under Section 209.6 (b) of the Planning Code to install a total of six antennas at the roof level of the existing building along with an equipment building as part of a cellular communication facility located in an RC-4 (Residential-Commercial, High Density) District within the Van Ness Avenue Special Use District and a 80-D Height and Bulk District.

NOTE: Taken out of order and heard following item 20.

SPEAKERS: None

ACTION: Approved with conditions as modified: five (5) antenna instead of six (6)

EXCUSED: Lowenberg

AYES: Chinchilla, Hayden, Levine, Marks, Martin, Mills

MOTION NO. 14152

20. 96.041C (MONTAÑA)
4300 MISSION STREET, southeast corner at Silver Avenue, Lot 44 in Assessor's Block 6800 - Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas at the roof level of the existing building along with an equipment building as part of a cellular communication facility located in a Moderate-Scale Neighborhood Commercial District (NC-3) and a 40-X Height and Bulk District.

NOTE: Taken out of order and heard prior to item 19.

SPEAKERS: Jeffrey Lbeiuoli, Diane Keaton, Howard Wexler - rep of project sponsor

ACTION: Approved with conditions as proposed

EXCUSED: Lowenberg

AYES: Chinchilla, Hayden, Levine, Marks, martin, Mills

MOTION NO. 14151

21. 96.204C (MONTAÑA)
1485 TO 1487 BUSH STREET, southeast corner at Van NESS Avenue, Lot 17 in Assessor's Block 670 - Request for Conditional Use authorization under Section 209.6 (b) of the Planning Code to install a total of six antennas at the roof level of the existing building along with an equipment building as part of a cellular communication facility located in an RC-4 (Residential-Commercial, High Density)

District within the Van Ness Avenue Special Use District and a 130-V Height and Bulk District.

NOTE: Taken out of order and heard following item 22.

SPEAKERS: Howard Wexler - rep of project sponsor

ACTION: Approved with conditions as modified: Add a new condition #3 to read: Prior to approval of any Building Permit Applications to allow this conditional use, the project sponsor must provide the Department of Planning a letter from the Department of Building Inspection finding the building in compliance with all applicable codes.; Re-number remaining conditions.

Commissioner Mills requested that Mr. Passmore provide a schedule of reporting back on how the code violation will be resolved.

EXCUSED: Lowenberg

AYES: Chinchilla, Hayden, Levine, Martin, Mills

NOES: Marks

MOTION NO. 14154

22. 95.458C

(MONTAÑA)

3250-19TH AVENUE, mid-block between Rossmore Drive and Stonecrest Drive (Mercy High School); Lot 3 in Assessor's Block 7231 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of six antennas both on the roof and on the facade of the building at the roof level along with a transceiver equipment facility to be installed on the roof of the existing building as part of a wireless communication network in an RH-1 (D) (Residential-Single Family Detached) District and a 40-X Height and Bulk District.

NOTE: Taken out of order and heard following item 19.

SPEAKERS: Howard Wexler - rep of project sponsor

ACTION: Approved with conditions as proposed

EXCUSED: Lowenberg

AYES: Chinchilla, Hayden, Levine, Marks, Martin, Mills

MOTION NO. 14153

AT APPROXIMATELY 6:15 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

23. 96.080D

(PASSMORE)

1241 5TH AVENUE, west between Lincoln Way and Hugo Street, Lot 7 in Assessor's Block No. 1745 - Request for Discretionary Review of Building Permit Application No. 9527407 for new construction of two-unit building.
(Continued from Regular Meeting on June 13, 1996)

SPEAKERS: (pro DR) Sue Hestor - rep of DR requestor, John Herrell, David Eldred, Regina Mauberret, David Pearce, Yuko Marshall; (pro project) Alice Barkley, Joe O'Donohue

ACTION: Under their Discretionary Review powers, the Commission approved the project as modified: (a) the building not having a greater depth of 55 %, (b) having a pop-out of 12 feet, but with 5 foot side yards on each side or one 10 foot side yard on the north side, (c) top floor would have an attic hip-roof form of the nature of the buildings on the north side, (d)

dormers would be for light and air--not for the purpose of lifting the ceiling to make larger rooms.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

24. 96.258D (PASSMORE)

171 RIPLEY STREET, north between Harrison and Alabama Streets, Lots 34 in Assessor's Block No. 5542. Request for Discretionary Review of Building Permit Application No. 9600529 proposing construction of a two story single family dwelling.

SPEAKERS: (pro DR) Kurt Schrouder, Ann Henry, Terry Milne, Mi Chin Yee, Diane Flair, Andre Brown, Barbara Underberg; (pro project) Art Stamps - rep of sponsor, Thomas Lippe - attorney of sponsor, Leonard Simonetti - sponsor, Bonnie Simonetti - sponsor

ACTION: Under their Discretionary Review powers, the Commission approved the project as proposed.

AYES: Hayden, Levine, Lowenberg, Martin, Mills

NOES: Chinchilla and Marks

25. 96.333D (PASSMORE)

2000 ULLOA STREET, north east corner between 21st and 22nd Avenue. Request for Discretionary Review of Building Permit Application No. 9610199. This application is for the addition of two skylights, one in the kitchen and one in the breakfast room; removal of partition wall between kitchen and breakfast room, and the adding on of two windows in the east side on the ground floor. These are the complete modifications required by the Building Department in connection with the approved Building Permit Application No. 9309142 to expand the third story of the subject dwelling.

SPEAKERS: (pro DR) Margaret O'Sullivan, Eileen O'sullivan, Jerry Linehan, Sue Hestor, John Parker, Nancy Wuerfel, Joe O'Donohue; (pro project) Andrew Zack - rep of permit holders, Peter Bogatskey - project sponsor

ACTION: Under their Discretionary Review powers, the Commission approved the following: two (2) skylights and the removal of the partition. The Commission disapproved the two (2) windows on the east side of the ground floor.

AYES: Chinchilla, Hayden, Lowenberg, Marks, Mills

NOES: Levine and Martin

26. 96.299D (PASSMORE)

2550 LYON STREET, east between Green and Vallejo Streets. Request for Discretionary Review of Building Permit Application No. 9606357. This application is for the new construction of a three story single-family dwelling.

SPEAKERS: Theodor Edan requesting continuance.

ACTION: Without hearing, continued to 7/11/96.

AYES: Chinchilla, Hayden, Levine, Lowenberg, Marks, Martin, Mills

Adjournment -- 9:10 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JULY 11, 1996.

ACTION: Approved as corrected: pg 8, #21, the last sentence under ACTION should read: Commissioner Mills requested that Mr. Passmore provide a schedule of reporting back on how the code violation will be resolved.; pg 8, #23, (b) under ACTION should read: having a pop-out of 12 feet, but with 5 foot side yards on each side or one 10 foot side yard on the north side.; pg 9, #25, correct spelling of project sponsor's name: Peter Bogatskey

AYES: Antenore, Chinchilla, Lowenberg, Marks, Martin, Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

062796M

MINUTES OF THE SPECIAL MEETING
OF THE
SAN FRANCISCO
PLANNING COMMISSION

THURSDAY
JULY 11, 1996

ROOM 430, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
12:00 P.M.

DOCUMENTS DEPT.

JUL 30 1996

SAN FRANCISCO
PUBLIC LIBRARY

12:00 P.M.

PRESENT: Commissioners Antenore, Chinchilla, Lowenberg, Marks, Martin, Mills

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

NONE

B. EXECUTIVE SESSION:

1. Director's Performance Evaluation: Evaluation of the Interim Director's Performance.

(Continued to July 11, 1996)

2. Appointment of Department Head: A sub-committee of the Planning Commission formed to interview candidates for the position of Director of Planning will report on the individual candidates interviewed and their rating.

ACTION: No disclosure

Adjournment 1:25 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING
ON THURSDAY, JULY 25, 1996.

ACTION: Approved as drafted.

AYES: Antenore, Chinchilla, Lowenberg, Marks

ABSENT: Martin and Mills

EXCUSED: Joe

**MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY
JULY 11, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

PRESENT: Commissioners Antenore, Chinchilla, Lowenberg, Marks, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:37 PM

STAFF IN ATTENDANCE: Amit Ghosh - Director of Planning, Robert Passmore - Zoning Administrator, Rana Ahmadi, Paul Deutsch, Eva Liebermann, Paul Maltzer, Jim Miller, Susana Montaña, Diane Oshima, Diane Wong, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 96.159X (NIXON)
256 FRONT STREET, east side at the corner of Sacramento Street, Lot 18 in Assessor's Block 236 - Request for Determinations of compliance and exception under Section 309 of the Planning Code for the construction of a two-story building following the demolition of two buildings. The project requires an exception from freight loading requirements. The site is in a C-3-0 (Downtown Commercial Office) District and a 75-X/350S Height and Bulk District. The project site is also located within the Front-California Conservation District.
(Proposed for continuance to July 25 August 15, 1996)

ACTION: Continued as amended

AYES: Antenore, Chinchilla, Lowenberg, Marks, Martin, Mills

2. 96.015C (MONTAÑA)
470 WEST PORTAL AVENUE, between Sloat Blvd. at Wawona Avenue; Lot 8 in Assessor's Block 2484 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of six antennas and two transceiver equipment facilities on the roof of the existing building as part of a wireless communication network in an RH-1 (D) (Residential-Single Family Detached) District and a 40-X Height and Bulk District. The existing building, at approximately 50 feet in height, is a "non-complying structure" as it exceeds the 40 feet Height Limit. The property is being used as an office building providing "directory assistance" telephone service for the Pacific Bell phone company. The antennas and base transceiver stations are part of a wireless transmission network operated by Pacific Bell Mobile Services. The antennas would be mounted approximately 59 feet above sidewalk grade. The base transceiver stations, which measure approximately 45

inches high by 52 inches wide by 28 inches deep, would also be mounted on the roof of the subject property. Sections 260(b)(2)(l) of the Planning Code exempts antennas from the 40 foot height limit.

(Proposed for continuance to August 15, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Lowenberg, Marks, Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

Patricia Vaughey, re: Neighborhood representatives met with the Mayor regarding economic vitality. The neighborhood representatives would like input on the selection of Director of Planning.

Philip Carleton, re: Uncle Gaylords at 721 Irving Street

U. B. Morgan, re: 439 Guerrero Street

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption -- Draft minutes of June 20 and June 27, 1996.

ACTION: June 20, 1996: Approved as drafted

June 27, 1996: Approved as corrected: pg 8, #21, the last sentence under ACTION should read: Commissioner Mills requested that Mr. Passmore provide a schedule of reporting back on how the code violation will be resolved.; pt 8, #23, (b) under ACTION should read: having a pop-out of 12 feet, but with 5 foot side yards on each side or one 10 foot side yard on the north side.; pg 9, #25, correct spelling of project sponsor's name: Peter Bogatskey

AYES: Chinchilla, Lowenberg, Marks, Martin, Mills

EXCUSED: Antenore

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

-on Wednesday the Budget Committee of the Board approved our fee schedule

-Interpretations of Planning Code are now available to the public

-The GTE Moblenet site at 26th and Irving has continued to operate in violation of the Planning Code, but have filed for conditional use authorization.

5. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF PERMIT APPEALS & BOARD OF SUPERVISORS
BOA: The Zoning Administrator's decision regarding 21st and Sanchez was upheld by a minority vote.

E. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED

6. 96.198C (MILLER)
439 GUERRERO STREET, northeast corner at Camp Street, Lot 57 in Assessor's Block 3568 - Request for authorization of a CONDITIONAL USE to permit the conversion of a church building to one ARTIST'S LIVE/WORK UNIT in an RM-2 (Mixed Residential, Moderate Density) District and a 40-X Height and Bulk District.
NOTE: On June 27, 1996, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -1. Commissioner Marks voted no.

ACTION: Disapproved

EXCUSED: Antenore

AYES: Chinchilla, Lowenberg, Marks, Martin, Mills

MOTION NO. 14155

7. 96.048C (COLEMAN)
12 BYRON COURT, Lot 53 in Assessor's Block 6489, west side between Lowell and Gutenberg - Request for Conditional Use authorization to expand an existing residential care facility from six beds to ten beds located within the RH-1 (Residential, House, One Family) District.
(Continued from Regular Meeting of May 9, 1996)
NOTE: On May 9, 1996, following testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions a seven (7) bed facility by a vote of +6 -0. Commissioner Marks was absent.

ACTION: Approved as modified: add a new condition to Exhibit A that reads: The Garage area is to be returned to garage use.

EXCUSED: Antenore and Marks

AYES: Chinchilla, Lowenberg, Martin, Mills

MOTION NO. 14157

F. REGULAR CALENDAR

8. 96.008C (MONTAÑA)
6-8 LOCKSLEY AVENUE AT 6TH AVENUE; LOT 3 IN ASSESSOR'S BLOCK 2636 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of six antennas on the roof of the Sunset Towers apartment building along with two transceiver equipment facilities as part of a wireless communication network in an RM-4 (Residential-Mixed, High Density) District and a 40-X Height and Bulk District. The existing building, at 117 feet in height, is a non-complying structure because it exceeds the 40 foot height limit. Section 260(b)(2)(I) exempts telecommunications antennas from the height limit of a particular zoning district. The antennas and base transceiver stations are part of a wireless transmission network operated by Pacific Bell Mobile Services. Each antenna

measures five feet high by approximately six inches wide. The antennas would be mounted approximately 113 feet above sidewalk grade. The base transceiver stations measures approximately 45 inches high by 52 inches wide by 28 inches deep.

SPEAKERS: Philip Carleton, Carolyn Caine, John Bardis, Lynn Bunim - Pac Bell, Howard Wexler - Pac Bell, Dr. Gary Bushburn - for Pac Bell, Mary Anne Miller, Dehnert Queen

ACTION: Following testimony, the Commission closed public hearing and continued the matter to August 15, 1996.

EXCUSED: Lowenberg

AYES: Antenore, Chinchilla, Marks, Martin, Mills

9. 96.225R (MONTAÑA)
WIRELESS ANTENNAE ON 300 - 500 CITY STREET LIGHT POLES Request for Master Plan referral for an encroachment permit to allow the installation of from 300 to 500 wireless antennae and transceiver equipment on City-owned street light poles throughout the City as part of a wireless data communication network throughout the Bay Region. The dimensions of the transceiver to be installed on top of the street light pole would be 12 inches long by 8 inches wide by 4 inches deep and would be mounted about 18 feet from grade. For more information, please call planner Susana Montaña at (415) 558-6313.
(Continued from Regular Meeting of June 6, 1996)

SPEAKERS: Bill Stephens - Metricom, Michael Pettus - Metricom, Bike Burke - Metricom, Anthony Guffanti, David Kupferman, Patricia Vaughey, Harris Loesei, Ruth Chang, Dehnert Queen, Carolyn Paine, Philip Carleton, Nan Roth

ACTION: Approved as modified: Add to the Findings section of the Motion of Approval language that describes the stipulation in the City's proposed lease agreement/encroachment permit agreement in which the Project Sponsor will remove any radio/antennae installation from any street light pole if a member of the public objects to the location; the Commission stated that if this stipulation is removed by the Board of Supervisors, the Commission's approval of the Motion is void; Item number 6 pertaining to traditional view corridors be removed from Condition Number 1; Condition number 3 be replaced with a condition that states that the Project Sponsor will remove any radio/antennae installation from any street light pole if a member of the public affected by the installation objects to the installation at a particular site; This approval is for a two year period only coinciding with the two year lease currently proposed by the City. Any renewal of the lease would require another finding of consistency with the General Plan.

EXCUSED: Lowenberg

AYES: Antenore, Chinchilla, Marks, Martin, Mills

MOTION NO. 14156

10. 94.155E (DEUTSCH)
PROPOSED PORT OF SAN FRANCISCO WATERFRONT LAND USE PLAN;
PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT. The

Port's Waterfront Land Use Plan is proposed to provide land use policy for all property under jurisdiction of the Port of San Francisco, extending generally from the Hyde Street Pier to India Basin, about 7.5 miles and including about 630 net acres. The EIR analyzes potential environmental impacts of various development and activities that could occur under policies of the proposed Plan. Implementation of the Plan would require changes to the City General (Master) Plan, City Commission regulations. The purpose of this hearing is to take public comments on the accuracy and completeness of the Draft EIR's discussion of environmental issues. Following receipt of public comments, including any comments by Commissioners, the Planning Commission will be asked to close the public hearing on the Draft EIR.

NOTE: A Court Reporter was present for the purpose of providing an official transcript of this hearing. Although an official copy of the transcript will be kept on file in the case docket for public inspection and review, copies of this transcript must be obtained from Combs & Greenley, 1-800-869-9132, Attention: Susan Gordon Miller, CSR 3291.

SPEAKERS: Dehnert Queen, Nan Roth, Jane Morrison, Teresa Rea, Andy Katz, Sue Hestor, Toby Levine, Bob Tibbits, Mary Anne Miller, Michael Gallette, Elsie Burg, Tom, Robert Tufts

ACTION: Following testimony, the Commission closed the public hearing. They also extended the period for submittal of written comments to Planning Department staff to 5:00 p.m., July 24, 1996.

11. 96.220R (SHOTLAND)
MASTER PLAN REFERRAL FOR MUNI KEY STOP PROGRAM PHASE D FOR A KEY STOP LOCATED AT CHURCH AND DUBOCE STREETS, which serves the J-Church and N-Judah LRV lines. The project, which includes construction of two new ramps, high platforms and safety islands on Duboce Avenue east of Church Street, requires the permanent closure of Duboce Avenue between Church and Market Street (a one lane, one-way road) to automobile use; it would remain open to pedestrian and bicycle use. In addition, MUNI would replace the existing temporary structure which serves MUNI drivers and supervisors and replace it with a permanent one-story Supervisor's building and restroom in the Duboce Avenue right-of-way.

NOTE: Items 11 and 12 were called and heard together.

SPEAKERS: Michael Levin, Bob Planthold

ACTION: Approved

AYES: Antenore, Chinchilla, Lowenberg, Marks, Martin, Mills

RESOLUTION NO. 14158

12. 96.221R (SHOTLAND)
MASTER PLAN REFERRAL FOR MUNI KEY STOP PROGRAM PHASE D, FOR KEY STOP LOCATIONS AT RANDOLPH AND ARCH STREETS, AND AT BROAD AND PLYMOUTH STREETS, The Key Stop Program would make MUNI safer and more accessible to persons with disabilities by installing ramps, high boarding platforms, passenger boarding islands or broad sidewalk bulbs at "Key Stops" along MUNI's surface LRV lines throughout the City, as required by the Americans with Disabilities Act (ADA). This project would install ramps with elevated platforms to

accommodate persons with disabilities, and broad sidewalk bulbs to provide safer pedestrian entry to and egress from streetcars at two proposed "Key Stops" along MUNI's M-Ocean Oceanview LRV line.

NOTE: Items 11 and 12 were called and heard together.

SPEAKERS: Michael Levin, Bob Planthold

ACTION: Approved

AYES: Antenore, Chinchilla, Lowenberg, Marks, Martin, Mills

RESOLUTION NO. 14159

13. 96.040C (BERKOWITZ)

2410-2412 CLEMENT STREET, Lot 14 in Assessor's Block 1408, north side between 25th and 26th Avenues: Request for Conditional Use authorization to construct two dwelling units without required off-street residential parking (Section 161(j) of Planning Code) by expanding an existing one story commercial building located in the Outer Clement Street Neighborhood Commercial District.
(Continued from Regular Meeting of June 6, 1996)

NOTE: On June 6, 1996, following testimony, the Commission closed public hearing and continued the matter to 7/11/96 by a vote of +6 -0. Commissioner Mills absent.

ACTION: Without hearing, continued to August 1, 1996.

AYES: Antenore, Chinchilla, Lowenberg, Marks, Martin, Mills

14. 96.065CV (BERKOWITZ)

467 POTRERO AVENUE, east side between Mariposa and 17th Streets, Lot 18 in Assessor's Block 3974: Request for Conditional Use Authorization to expand a non-conforming building/use in an M-1 (Light Industrial) District. The project also includes a variance request to allow expansion of a building located in the required rear yard.

NOTE: On June 6, 1996, following testimony, the Commission closed public hearing and continued the matter to 6/20/96 by a vote of +6 -0. Commissioner Mills absent.

(Continued from Regular Meeting of June 20, 1996)

ACTION: Without hearing, continued to August 1, 1996.

AYES: Antenore, Chinchilla, Lowenberg, Marks, Martin, Mills

15. (BADINER)

TRANSBAY AREA PLAN: Status Report and Informational Hearing on Area Goals & Objectives and Issues and Opportunities Report.

ACTION: Without hearing, continued to July 18, 1996.

AYES: Antenore, Chinchilla, Lowenberg, Marks, Martin, Mills

16. (AHMADI)

AIR QUALITY ELEMENT BACKGROUND REPORT. Informational presentation for the purpose of providing an overview of the air quality conditions in the Bay Area and San Francisco, major air pollutants and their sources, and transportation policies and their affects on air quality.

SPEAKERS: None

ACTION: Informational only. No action required.

17. 95.702E (D. WONG)

YORK STREET, INTERIOR MID-BLOCK, 6-LOT SUBDIVISION AND NEW CONSTRUCTION OF 5 DUPLEXES, Appeal of Preliminary Negative Declaration. Proposed resubdivision of three existing vacant lots into 6 lots, and new construction of five 2-unit buildings, on what are now Lots 11, 12 & 20 of Assessor's Block 5513, located on York Street, interior mid-block, east side between Cesar Chavez (Army) Street and Peralta Avenue. Five of the six proposed lots would not have direct street frontage. The sixth lot would have frontage on York Street and serve as an easement for the five mid-block parcels. Each of the proposed buildings would be approximately three stories above a garage level, extending to a height of approximately 30 feet from grade.

(Continued from Regular Meeting of June 6, 1996)

SPEAKERS: Stephen Antonaros, Mohammed Ma, Kathleen Campbell, Margo Freistadt, Kathy Turner, Fred Hampton, Lina Toscano, Bill Ferguson, Dick Fine, Paul Johnsen, Rene Noe, Lynn Ludlow, Sue Hestor, Terry Milne

ACTION: Approved. Negative Declaration up-held.

AYES: Antenore, Lowenberg, Marks, Martin, Mills

ABSENT: Chinchilla

MOTION NO. 14160

18. 96.098E (WONG)

1035-1045 VALLEJO STREET, NEW CONSTRUCTION OF 3 DUPLEXES: South side between Florence and Taylor Streets, Lots 42, 43, & 44 in Assessor's Block 150. Appeal of Preliminary Negative Declaration. Proposed new construction of three two-unit buildings, one building per lot, totalling 6 dwelling units, and an underground garage with 15 parking spaces. Each of the buildings would be of varied depth, with building heights of approximately 40 feet.

(Continued from the Regular Meeting of June 27, 1996)

SPEAKERS: William Coblentz, Patrick McGrew, Vivian Goddard, Tom Paine, Will Hearst

ACTION: Approved. Negative Declaration up-held.

AYES: Lowenberg, Marks, Martin, Mills

NOES: Antenore

ABSENT: Chinchilla

MOTION NO. 14161

- 19a. 96.098D (PASSMORE)

1035 - 1045 VALLEJO STREET, south side between Taylor and Florence Streets; Lots 42, 43 and 44 in Assessor's Block 150, in an RH-2 (Residential, House, Two-Family) District. Request for Discretionary Review of Building Permit Application No. 9601788 proposing construction of three, four-story, two-unit buildings on three lots with one common garage.

(Continued from Regular Meeting of June 27, 1996)

SPEAKERS: (pro): Steve Vettel - rep of sponsor, Ed - project architect, Bonnie Bateman, Diane Henning-Luce, Carol Ann Rogers, Cecilia McGraw, Putnam Livermore, Len Wohadlo, Steve Kendrick, Sandy Montenegro, Steve Patterson, George Livermore, (con): William Coblentz - rep of

opposition, Gretchen Berggruen, Patrick McGrew, Casey Escher, Charlette Thompson, Paul Young, Rhonda Jew

ACTION: Approved as proposed.

AYES: Lowenberg, Marks, Martin, Mills

NOES: Antenore

ABSENT: Chinchilla

19b. 96.098V

(PASSMORE)

1035 - 1045 VALLEJO STREET, south side between Taylor and Florence Streets; Lots 42, 43 and 44 in Assessor's Block 150, in an RH-2 (Residential, House, Two-Family) District. Request for **Front Setback and Rear Yard Variance**. Section 132 of the Planning Code requires a minimum front setback of approximately 15.00 feet for Lot 44 and 7 feet 6 inches for Lot 43, measured from the front property lines. The proposed two-family dwelling on Lot 44 would extend to within 9.40 feet of the front property line, and the proposed two-family dwelling on Lot 43 would extend to within 4.70 feet of the front property line; both would encroach into the required front setback.

Section 136(c)(26) of the Planning Code allows the construction of underground garages to encroach within the required rear yard, provided that such garages shall not occupy any area within the rear 15 feet of the depth of the lot. The proposed underground garage would extend to within approximately 5 feet of the rear property line of Lot 44, approximately 7.5 feet of the portion of Lot 43 having a depth of 75 feet and approximately 4 feet from the portion of said Lot 43 having a depth of 71.5 feet, and approximately 8 feet from the rear property line of Lot 42. The underground garage would exceed the degree of encroachment into the required rear yard authorized as a permitted obstruction.

(Continued from Regular Meeting of June 27, 1996)

SPEAKERS: (pro): Steve Vettel - rep of sponsor, Ed - project architect, Bonnie Bateman, Diane Henning-Luce, Carol Ann Rogers, Cecilia McGraw, Putnam Livermore, Len Wohadlo, Steve Kendrick, Sandy Montenegro, Steve Patterson, George Livermore, (con): William Coblentz - rep of opposition, Gretchen Berggruen, Patrick McGrew, Casey Escher, Charlette Thompson, Paul Young, Rhonda Jew

ACTION: The Zoning Administrator closed public hearing and has taken the matter under advisement.

AT APPROXIMATELY 8:15 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

20. 96.193D

(PASSMORE)

213 4TH AVENUE, west between Cornwall and Clement Streets, Lot 3 in Assessor's Block No. 1429. Request for Discretionary Review of Building Permit Application No. 9517734 proposing construction of a four story, three unit, residential building.

(Continued from Regular Meeting of June 20, 1996)

SPEAKERS: Chuck Lomer - DR requestor, Jonathan Duncan, Jake McGoldrick, Mary Ann Lomer, Van Ly - project architect

ACTION: Following testimony, the Commission closed the public hearing and continued the matter to August 15, 1996 with comments that the proposal is out of scale with surroundings. The Commission also directed that any revised plans/proposal be submitted a week in advance of next hearing to the Commission, Department staff, and DR requestor.

AYES: Antenore, Lowenberg, Marks, Martin, Mills

ABSENT: Chinchilla

21. 96.299D (PASSMORE)
2550 LYON STREET, east between Green and Vallejo Streets. Request for Discretionary Review of Building Permit Application No. 9606357. This application is for the new construction of a three story single-family dwelling.
(Continued from Regular Meeting of June 27, 1996)

ACTION: Without hearing, continued to August 8, 1996.

AYES: Antenore, Chinchilla, Lowenberg, Marks, Martin, Mills

Adjournment -- 9:00 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JULY 25, 1996.

ACTION: Approved as corrected: pg 2, #3, the vote should show: **AYES:** Chinchilla, Lowenberg, Marks, Martin, Mills -- **EXCUSED:** Antenore; pg 4, #8, under **SPEAKERS**, correct spelling of Lynn Bunim; pg 8, #19a, delete **MOTION NO. 14162**.

AYES: Antenore, Chinchilla, Lowenberg, Marks

ABSENT: Martin and Mills

EXCUSED: Joe

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

960711M

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21
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Special
#2

MINUTES OF SPECIAL MEETING
OF THE
SAN FRANCISCO
PLANNING COMMISSION
THURSDAY
JULY 18, 1996
ROOM 430, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
12:00 P.M.

DOCUMENTS DEPT.

AUG - 7 1996

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Antenore, Chinchilla, Lowenberg, Marks, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 12:05 PM

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

NONE

B. EXECUTIVE SESSION:

1. Director's Performance Evaluation: Evaluation of the Interim Director's Performance.

(Continued from the Special Meeting of July 11, 1996)

ACTION: Once the Commission convened into their Regular Meeting at 1.32 P.M., they passed a motion to not disclose what transpired in Executive Session.

AYES: Antenore, Chinchilla, Lowenberg, Marks, Mills

ABSENT: Martin

Adjournment -- 1:15 P.M.

960718M

**MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY
JULY 18, 1996**

**ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

PRESENT: Commissioners Antenore, Chinchilla, Lowenberg, Marks, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:32 PM

STAFF IN ATTENDANCE: Amit Ghosh - Director of Planning, Robert Passmore - Zoning Administrator, Larry Badiner, Gerald Green, Jim Miller, Evan Rose, Gene Coleman - Acting Commission Secretary

A. ITEMS TO BE CONTINUED

1. 96.243C (BERKOWITZ)
1598 DOLORES STREET, northwest corner at 29th Street, Assessor's Block 6618, Lot 38: Request for Conditional Use Authorization for expansion of an existing school of mortuary science as per Planning Code Sections 186.2 and 710.81 for a site located within an NC-1 (Neighborhood Commercial Cluster) District.
(Continued from the Regular Meeting of June 27, 1996)
(Proposed for Continuance to July 25, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Lowenberg, Marks, Mills

ABSENT: Martin

2. 96.303M (ROSE)
FULTON STREET MALL DESIGN GUIDELINES, Consideration of Master Plan amendment to the Civic Center Area Plan mandating the implementation of the FULTON Street Mall Design Guidelines, a comprehensive planning document for the improvement of FULTON Street between Hyde and Larkin Streets. The proposal amends the text of Objective 1, Policy 3 of the Civic Center Area Plan to include references to the FULTON Street Mall Design Guidelines.
(Continued from the Regular Meeting of June 27, 1996)
(Proposed for Continuance to July 25, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Lowenberg, Marks, Mills

ABSENT: Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) John Rosenfield, re: 2301 Market Street not complying with conditions of approval; (2) Philip Carlton, re: Bicycle signs; (3) Patricia Vaughey, re: Expressed concerns regarding the Boston Market at 1750 Divisadero. Commissioner Lowenberg requested clarification from staff (Gerald Green), and then stated that she would like to participate in the next meeting with project sponsor, interested members of the public and Department staff.

C. COMMISSIONERS' QUESTIONS AND MATTERS

Mills: Requested an up-date on the Mission Merchants Improvement Program as it relates to signage and street lights.

Antenore: Questions of the Commissions participation in the review of project at 7th and Lawton.

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS
NONE

4. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)
BOS: 1000 Van Ness was heard and continued to a later date.

E. REGULAR CALENDAR

5. (BADINER)
TRANSBAY AREA PLAN: Status Report and Informational Hearing on Area Goals & Objectives and Issues and Opportunities Report.
(Continued from the Regular Meeting of July 11, 1996)

SPEAKERS: Bill Carney - Redevelopment Agency Project Manager, Norm Rolf

ACTION: Informational only. No action required.

7. 96.313C (GORDON)
726 POLK STREET, southeast corner with Ellis Street, Lot 018 in Assessor's Block 0740 -- Request for Conditional Use Authorization to establish a single nonresidential tenant defined by Section 790.50 of the Planning Code as Other Institution, Large, exceeding 6,000 square feet in size (as required by Planning Code Section 121.2(a) and 712.21) as a result of the significant alteration of the of

the ground floor of an existing building located within an NC-3 (Moderate-Scale) Neighborhood Commercial Zoning District and a 130-E Height and Bulk District.

SPEAKERS: Supervisor Barbara Kaufman, Ruth Brinker, Tom Nolan, Joe Wood

ACTION: Approved with conditions as proposed

AYES: Antenore, Chinchilla, Lowenberg, Marks, Martin, Mills

MOTION NO. 14162

8. 96.251C (MILLER)
1789 OAKDALE AVENUE, southwest side between Newhall and Phelps Streets, Lot 438 in Assessor's Block 5321 - Request for authorization of a **CONDITIONAL USE** for the establishment of a **RELIGIOUS FACILITY** (St. Paul Tabernacle Baptist Church) in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

SPEAKERS: None

ACTION: Approved with conditions as proposed.

AYES: Antenore, Chinchilla, Lowenberg, Marks, Martin, Mills

MOTION NO. 14163

9. 95.661C (MILLER)
185-195 ARKANSAS STREET, northeast corner at Mariposa Street, Lot 13 in Assessor's Block 3983 - Request for authorization of **CONDITIONAL USE** to permit **REMOVAL OF THE NOVEMBER 7, 1997 TERMINATION OF DATE** for a **NON-CONFORMING USE** warehouse/office complex in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.

SPEAKERS: Lani Way, Kevin Halilane, Allan Wolfe, Julie Christensen

ACTION: Approved with conditions as proposed.

AYES: Antenore, Chinchilla, Lowenberg, Marks, Martin, Mills

MOTION NO. 14164

10. 96.061C (BANALES)
5199 MISSION STREET, southeast side, between Pope and Rolph Streets; Lots 57 and 58 in Assessor's Block 6463 - Request for Conditional Use authorization to develop a site in excess of 10,000 square feet by constructing a one-story with mezzanine commercial building which will contain a retail drug store in excess of 6,000 square feet of floor area, within an NC-3 (Moderate-Scale Neighborhood Commercial) District, and 40-X Height and Bulk District.
(Continued from the Regular Meeting of June 20, 1996)

ACTION: Without hearing, continued indefinitely.

AYES: Antenore, Chinchilla, Lowenberg, Marks, Martin, Mills

11. 95.521C (MONTANA)
1580 VALENCIA STREET, west side of Valencia Street between Duncan and Cesar Chavez Streets; Lot 1 in Assessor's Block 6575 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine antennas along the roofline/parapet of an existing 105 feet tall building and installation of a transceiver equipment facility on the ground between the office building and parking garage in an RH-2 (Residential-House, Two Family) District

and a 105-E Height and Bulk District. The property is being used as a medical office building associated with the adjacent St. Luke's Hospital which is a conditional use in an RH-2 District, pursuant to Section 209.3(a) of the Planning Code.

The antennas and base transceiver stations are part of a wireless cellular telephone transmission network operated by GTE Mobilnet. The top of the building (parapet) measures 105 feet from the sidewalk and the top of the antennas would be approximately 102 feet above the sidewalk. The base transceiver stations, which measures 10 feet high by 10 feet wide by 20 feet long, would be constructed on the ground of the subject property and would not remove any off-street parking.

ACTION: Without hearing, continued to August 8, 1996

AYES: Antenore, Chinchilla, Marks, Martin, Mills

EXCUSED: Lowenberg

AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

12. 96.192D/DD (PASSMORE/ANDRADE)
148 - 18TH AVENUE, east side between Lake and California Streets, Lot 33 in Assessor's Block No. 1377 - Request for Discretionary Review of Building Permit Application No. 9503251 to consider addition to the rear of the top floor.
(Continued from Regular Meeting of May 23, 1996)

ACTION: Without hearing, continued to August 1, 1996.

AYES: Antenore, Chinchilla, Lowenberg, Marks, Martin, Mills

13. 96.302D (GALLAGHER)
349 CONNECTICUT STREET, east side between 18th and 19th Streets, Lot 21 in Assessor's Block 4036. Request for Discretionary Review of Building Permit Application No. 9606369 proposing construction of the addition of a new story to an existing house, said story would be set back 14 feet from the front facade.
SPEAKERS: (pro DR): Robin Kinne - DR requestor, Bob Steinberg; (pro project):

Rod Roche - project owner, Harvey Hacker - project architect

ACTION: Approved as proposed

AYES: Antenore, Chinchilla, Lowenberg, Marks, Martin, Mills

Adjournment -- 5:40 P.M.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, AUGUST 1, 1996.

ACTION: Approved as corrected: pg 2, #C, Antenore: Questions of the commissions participation in the review of the ~~Excellisor Child Care Center project at 7th and Lawton.~~; pg 2, #4, BOS: 100 Van Ness was heard and continued to a later date.; pg 3, #10, **ACTION:** Without hearing, continued to ~~August 8, 1996 indefinitely.~~

AYES: Antenore, Chinchilla, Lowenberg, Marks, Mills

ABSENT: Joe and Martin

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.
071896M

MINUTES OF THE SPECIAL MEETING
OF THE
SAN FRANCISCO
PLANNING COMMISSION

MONDAY

JULY 22, 1996

ROOM 110-B, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
8:00 A.M.

DOCUMENTS DEPT.

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PUBLIC LIBRARY

PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 8:05 AM

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

NONE

B. EXECUTIVE SESSION:

1. Appointment of Department Head: The Commission will meet to interview candidates for the position of Director of Planning.

ACTION: At the next Regular Meeting of the Planning Commission on Thursday, July 25, 1996, the Commission passed a motion to not disclose what transpired during this Executive Session.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks

ABSENT: Martin and Mills

Adjournment -- 11:45 a.m.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, AUGUST 1, 1996.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Lowenberg, Marks, Mills

ABSENT: Joe and Martin

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#21
7/25/96

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY

JULY 25, 1996

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

AUG 16 1996

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PUBLIC LIBRARY

PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin
ABSENT: Commissioner Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:37 PM

STAFF IN ATTENDANCE: Robert Passmore - Zoning Administrator, David Lindsay,
Evan Rose, Linda Avery - Commission Secretary

**Following Roll Call, the Commission passed a motion to not disclose what transpired during the Executive Session held on Monday, July 22, 1996.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks

ABSENT: Martin and Mills

A. ITEMS TO BE CONTINUED

1. 96.299D (PASSMORE)
2550 LYON STREET, east between Green and Vallejo Streets. Request for Discretionary Review of Building Permit Application No. 9606357. This application is for the new construction of a three story single-family dwelling.
(Continued from Regular Meeting of July 11, 1996)
(Proposed for Continuance to August 15, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks

ABSENT: Martin and Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the

public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Patricia Vaughey, re: Restaurant/Fast Food Descriptions; Starbucks on the corner of Divisadero and Bush--can't find permits on the work that is being done--can a stop work order be issued?--Commissioner Lowenberg requested a status report from Mr. Passmore next week; Are the 500 Metcom antennas exempt from FCC Telecommunications Guidelines, Section 15? (2) Mary Anne Miller, re: Treasure Island Reuse Plan--What is the status regarding jurisdiction? Is there a zoning designation? If none, how do we get one fast?

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of adoption--the draft minutes of July 11, 1996.

ACTION: Approved as corrected: pg 2, #3, the vote should show: **AYES:** Chinchilla, Lowenberg, Marks, Martin, Mills – **EXCUSED:** Antenore; pg 4, #8, under **SPEAKERS**, correct spelling of Lynn Bunim; pg 8, #19a, delete **MOTION NO. 14162.**

AYES: Antenore, Chinchilla, Lowenberg, Marks

ABSENT: Martin and Mills

EXCUSED: Joe

Antenore: Requested status of 26th & Irving antenna project -- calendared for 8/15/96.

Lowenberg: -Amit Ghosh's Father-in-law passed away this week.
-Looking at the draft calendar for next week, propose that we start that hearing at 4:00 p.m.

D. DIRECTOR'S REPORT

-The State Resources Agency has proposed revisions to the State CEQA Guidelines, Ms. Sahm, our Environmental Review Officer has reviewed the document and has prepared a response (copy in your correspondence folder), and is in Sacramento today at the Agency's public hearing. – Commissioners have requested that a copy of Ms. Sahm's letter be faxed to them.

-Mr. Green of staff will be meeting with representatives of Boston Market on Divisadero.

3. DIRECTOR'S ANNOUNCEMENTS

-Barbara Sahm is in Sacramento today providing the Department's response to the State Resources Agency proposed revisions to the CEQA Guidelines. If anything of note occurs at the Sacramento hearing, Ms. Sahm will report back to this Commission.

4. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF PERMIT APPEALS & BOARD OF SUPERVISORS

NONE

E. REGULAR CALENDAR

5. 96.303M (ROSE)

FULTON STREET MALL DESIGN GUIDELINES, Consideration of Master Plan amendment to the Civic Center Area Plan to include reference to the FULTON Street Mall Design Guidelines, a comprehensive planning document for the improvement of FULTON Street between Hyde and Larkin Streets. The proposal amends the text of Objective 1, Policy 3 of the Civic Center Area Plan to include references to the FULTON Street Mall Design Guidelines.

(Continued from the Regular Meeting of July 11, 1996)

SPEAKERS: Winchell Hayward, Bonnie Shirk, Diana Fuller, Jim Haas, Judy Wilbur

ACTION: Approved as drafted. However staff is to check the following to ascertain their legal necessity: pg 6, #B-1, last sentence--(this is to be deleted if not legally necessary); pg 7, #A (also to be deleted if not legally necessary).

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

RESOLUTION NO. 14165

6. 96.327R (LINDSAY)

General Plan Referral on Proposed Street Widening and Sidewalk Relocation adjacent to 500 Corbett Avenue (Rooftop Middle School). Hearing on a report to the Board of Supervisors finding the proposed Street Widening and Sidewalk Relocation adjacent to 500 Corbett Avenue (Rooftop Middle School) consistent with the General Plan of the City and County of San Francisco. The proposed project would create a vehicle drop-off/pick-up zone for students of the Rooftop Middle School which is presently under construction.

SPEAKERS: None

ACTION: Approved as drafted.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

RESOLUTION NO. 14166

7. 96.243C (BERKOWITZ)

1598 DOLORES STREET, northwest corner at 29th Street, Assessor's Block 6618, Lot 38: Request for Conditional Use Authorization for expansion of an existing school of mortuary science as per Planning Code Sections 186.2 and 710.81 for a site located within an NC-1 (Neighborhood Commercial Cluster) District.

(Continued from the Regular Meeting of ~~July 11~~ July 18, 1996)

SPEAKERS: Brett Gladstone, (name unknown), Charles Roberts

ACTION: Approved with conditions as drafted.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

MOTION NO. 14167

8. 96.314C (COLEMAN)

4023-24TH STREET, south side between Noe and Castro Streets, Lot 30 in Assessor's Block 6507 - Request for Conditional Use authorization to establish a

Financial Service as defined by Section 790.110 of the Planning Code in the 24th Street Noe Valley and 40-X Districts.

SPEAKERS: None

ACTION: Approved with conditions as drafted.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

MOTION NO. 14168

9. 96.296C (BERKOWITZ)
795-8TH AVENUE, northwest corner with Fulton Street, Lot 46 in Assessor's Block 1651 - Request for Conditional Use authorization to establish a Small Self-Service Restaurant as defined by Section 790.91 of the Planning Code and to permit live musical performance, defined as Other Entertainment by Section 790.38 within an NC-1 (Commercial Cluster) Neighborhood Commercial Zoning District and 40-X Height District.

SPEAKERS: None

ACTION: Approved with conditions as modified: Add a condition that states the front of the establishment must be kept clean of sidewalk litter; condition #1 should include language that makes it clear that other entertainment requiring an entertainment permit is not allowed.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

MOTION NO. 14169

10. 96.309A (PAEZ)
216 STOCKTON STREET, east side between Maiden Lane and Geary Street, Lot 13 in Assessor's Block 309 - Request for authorization of a Permit to Alter a Category V Unrated Building pursuant to Section 1111.4 of the City Planning Code. The subject property, is within the Kearny-Market-Mason-Sutter Conservation District, a C-3-R (Downtown Retail Zoning) District and an 80-130F Height and Bulk District. The Landmarks Preservation Advisory Board reviewed the proposal at its Regular Meeting of June 19, 1996 and recommended Planning Commission approval.

SPEAKERS: None

ACTION: Approved as drafted.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

MOTION NO. 14170

11. 96.312A (PAEZ)
401 SANSOME STREET, northwest corner at Sacramento Street, Lot 4 in Assessor's Block 228 - Request for authorization for a Permit to Alter a Category I Significant Building pursuant to Section 1111.4 of the City Planning Code. The subject property is within a C-3-0 (Downtown Office) Zoning District and a 75-X Height and Bulk District. The Landmarks Preservation Advisory Board reviewed the proposal at its Regular Meeting of June 19, 1996 and recommended Planning Commission approval.

SPEAKERS: None

ACTION: Approved as drafted.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

MOTION NO. 14171

AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

12. 96.298D (PASSMORE)

66 FOUNTAIN STREET, Lot 11 in Assessor's Block No. 6501 - Request for Discretionary Review of Building Permit Application No. 9601886 proposing construction of two single family dwellings on the lot. The buildings will be three stories high and will have a six foot separation between them.

SPEAKERS: Joseph Morehead - DR requestor, Mark Sidenfeld- rep of project owner

ACTION: Without hearing, continued to September 5, 1996.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks

ABSENT: Martin and Mills

Adjournment -- 5:10 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, AUGUST 8, 1996.

ACTION: Approved as corrected: pg 4, #9, ACTION: ...condition #1 should include language that makes it clear that other entertainment requiring an entertainment permit is not allowed.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

C55
#21
8/1/96

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
AUGUST 1, 1996

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
4:00 P.M.

NOTE START TIME

DOCUMENTS DEPT.

AUG 29 1996

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Antenore, Chinchilla, Lowenberg, Marks, Mills
ABSENT: Commissioner Joe and Martin

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT CHINCHILLA AT 4:10 PM

STAFF IN ATTENDANCE: Amit Ghosh - Director of Planning, Robert Passmore - Zoning Administrator, Eva Liebermann, Diane Oshima, Evan Rose, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(i) Amy Foweli, re: Sanchez Hilltop -- Commissioner Antenore has requested a status report scheduled for August 15, 1996. (2) Roberta Caravelle, re: -introduce Citizen Review; and, -informed the Commission that public records are received by the Department that are not always on paper (i.e., computer diskette), suggests that relevant files cross reference their storage locations and means to access them.

C. COMMISSIONERS' QUESTIONS AND MATTERS

1. Consideration of adoption--draft minutes of July 18 and July 22, 1996.

ACTION: July 18, 1996: Approved as corrected: pg 2, #C, Antenore: Questions of the commissions participation in the review of the Excelsior Child Care Center project at 7th and Lawton.; pg 2, #4, BOS: 1000 Van Ness was heard and continued to a later date.; pg 3, #10, ACTION: Without hearing, continued to August 8, 1996 indefinitely.
July 22, 1996: Approved as drafted

AYES: Antenore, Chinchilla, Lowenberg, Marks, Mills
ABSENT: Joe and Martin

D. DIRECTOR'S REPORT2. DIRECTOR'S ANNOUNCEMENTS

-Mission Bay Redevelopment Agency Survey Area were approved this morning at the Board's Land Use and Housing Committee. It is now to go before the full Board on Monday.

-The year ending and final quarter work program reports are complete and will be in your packets next Thursday. After your review, if it your desire, we will schedule a hearing for 9/5/96.

-There is a Housing work program discussion scheduled before you on 8/15/96.

-The Department's Enforcement work program: Staff has prepared a short explanation of the status of this work program for your review. If you wish, this can be scheduled for staff presentation in two weeks.

3. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

BOS: -1000 Van Ness has been continued at the Board to next Friday at the Housing and Land Use Committee.

-The proposed modification of the setback on Portola Drive was approved without comment and sent to the Full Board for 8/12/96.

***: Status of Building Permits for Boston Market on Divisadero: A number of permits were issued to the building owner for the creation of space that would be leased to tenants, but which do not include tenant improvements. However, a tenant improvement permit has been approved for Boston Market, but the construction authorized under that permit has not started. That permit was approved with certain conditions established to have Boston Market operate as a full service restaurant.

Status of Building Permits for Starbucks: Does not have permits for tenant improvements filed yet. Have recently received the Health permit request for the operation of Starbucks and Boston Market. The Starbucks one will be held up until we see the tenant improvement because of potential Discretionary Review.

E. REGULAR CALENDAR

4. (ROSE)

URBAN DESIGN AND PUBLIC ACCESS PLAN FOR THE WATERFRONT LAND USE PLAN. Informational Presentation and progress report on the urban design plan being prepared jointly by Port and Planning Department staff.

SPEAKERS: Marc Holmes, Sue Hestor, Nan Roth Jeff Heller, Jane Morrison

ACTION: Informational only. No action required.

5. 96.040C (BERKOWITZ)

2410-2412 CLEMENT STREET, Lot 14 in Assessor's Block 1408, north side between 25th and 26th Avenues: Request for Conditional Use authorization to

construct two dwelling units without required off-street residential parking (Section 161(j) of Planning Code) by expanding an existing one story commercial building located in the Outer Clement Street Neighborhood Commercial District.

(Continued from Regular Meeting of July 11, 1996)

NOTE: On June 6, 1996, following testimony, the Commission closed public hearing and continued the matter to 7/11/96 by a vote of +6 -0. Commissioner Mills absent.

ACTION: Without hearing, continued to September 5, 1996.

AYES: Antenore, Chinchilla, Marks, and Mills

ABSENT: Joe. Lowenberg, and Martin

6. 96.065CV (BERKOWITZ)
467 POTRERO AVENUE, east side between Mariposa and 17th Streets, Lot 18 in Assessor's Block 3974: Request for Conditional Use Authorization to expand a non-conforming building/use in an M-1 (Light Industrial) District. The project also includes a variance request to allow expansion of a building located in the required rear yard.

NOTE: On June 6, 1996, following testimony, the Commission closed public hearing and continued the matter to 6/20/96 by a vote of +6 -0. Commissioner Mills absent.

(Continued from Regular Meeting of July 11, 1996)

SPEAKERS: None

ACTION: Conditional Use: Approved staff recommendation to allow expansion of existing two units – maintaining a maximum of two dwelling units on the subject lot without adding additional units.

AYES: Antenore, Chinchilla, Lowenberg, Marks, and Mills

ABSENT: Joe and Martin

MOTION NO. 14172

ACTION: Variance: The Zoning Administrator has closed public hearing and has taken the matter under advisement.

7. 96.324L (MARSCH)
SAINT PAULUS CHURCH AND PARSONAGE, 950 GOUGH STREET AND 969 EDDY STREET, Lots 10, and 11 in Assessor's Block 744, Landmark No. 116 - Acting on a recommendation of the Landmarks Preservation Advisory Board to rescind their designation of Saint Paulus Lutheran Church and Parsonage as Landmark No. 116 pursuant to Section 1004(d) of the Planning Code. The Church was completely destroyed by a catastrophic fire on November 5, 1995 and the Parsonage was partially destroyed by fire on the same date and subsequently demolished. The site of the Church and Parsonage is now a group of vacant lots. The Landmarks Board voted to rescind Landmark No. 116 at its Regular Meeting of June 19, 1996. The properties are located within an RM-4 (mixed, high density) residential district and an 80-B height and bulk district, and are also located within the Western Addition Redevelopment A-2 Project Area.

SPEAKERS: None

ACTION: Approved as proposed

AYES: Antenore, Chinchilla, Lowenberg, Marks and Mills

ABSENT: Joe and Martin
RESOLUTION NO.14173

8. 96.192D/DD (PASSMORE/ANDRADE)
148 - 18TH AVENUE, east side between Lake and California Streets, Lot 33 in Assessor's Block No. 1377 - Request for Discretionary Review of Building Permit Application No. 9503251 to consider addition to the rear of the top floor.
(Without hearing, continued from Regular Meeting of July 18, 1996)

ACTION: Without hearing, continued indefinitely.

AYES: Antenore, Chinchilla, Marks, and Mills

ABSENT: Joe, Lowenberg, and Martin

9. 96.310D (PASSMORE)
526 CLAYTON STREET, east between Haight and Page Streets, Lot 23 in Assessor's Block Number 1231 - Request for Discretionary Review of Building Permit Application No. 9603409 proposing construction of new decks at rear of building.

SPEAKERS: (pro DR): Steve Rosenthal - rep of DR requestor, Mr. Smith, Bill Pashelinsky - one of the DR requestors, (pro project): Doerte Murray - co-owner, Ed Murray - co-owner

ACTION: Under their Discretionary Review powers, the Commission approved the proposal with the following modification: eliminate the fire wall from the second floor deck to the top of the railing of the lower deck so long as removal of the fire wall does not require reduction of deck as shown on either of two proposed notch alternatives (top deck only) as presented by the DR requestor at Planning Commission hearing on 8/1/96.

AYES: Antenore, Chinchilla, Lowenberg, Marks

NOES: Mills

ABSENT: Joe and Martin

Adjournment -- 5:50 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, AUGUST 15, 1996.

ACTION: Approved as corrected: pg 1, #1, ACTION, correct address to 1000 Van Ness

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

255
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8/8/96

**MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

DOCUMENTS DEPT.

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PUBLIC LIBRARY

THURSDAY

AUGUST 8, 1996

ROOM 428, WAR MEMORIAL BUILDING

401 VAN NESS AVENUE

3:00 P.M.

NOTE START TIME

PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 3:10 PM

STAFF IN ATTENDANCE: Gerald Green - Acting Director of Planning, Robert Passmore - Zoning Administrator, Lou Andrade, Larry Badiner, Julian Banales, Jim Nixon, Evan Rose, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.521C (MONTANA)
1580 VALENCIA STREET, west side of Valencia Street between Duncan and Cesar Chavez Streets; Lot 1 in Assessor's Block 6575 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine antennas along the roofline/parapet of an existing 105 feet tall building and installation of a transceiver equipment facility on the ground between the office building and parking garage in an RH-2 (Residential-House, Two Family) District and a 105-E Height and Bulk District. The property is being used as a medical office building associated with the adjacent St. Luke's Hospital which is a conditional use in an RH-2 District, pursuant to Section 209.3(a) of the Planning Code. The antennas and base transceiver stations are part of a wireless cellular telephone transmission network operated by GTE Mobilnet. The top of the building (parapet) measures 105 feet from the sidewalk and the top of the antennas would be approximately 102 feet above the sidewalk. The base transceiver stations, which measures 10 feet high by 10 feet wide by 20 feet long, would be constructed on the ground of the subject property and would not remove any off-street parking. (Without hearing, continued from the Regular Meeting of July 18, 1996)
(Proposed for continuance to August 15, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

2. 95.481C (BILLOVITS)
5411 THIRD STREET, east side of the street between Wallace and Yosemite Avenues, Lot 17 in Assessor's Block 5413: Request for a Conditional Use

Authorization to develop a lot in excess of 10,000 square-feet by constructing a large fast-food restaurant with drive-up window service and 42 off-street parking spaces (in excess of 150% of the required number of spaces) in the NC-3, Moderate-Scale Neighborhood Commercial Zoning District and the Third Street Special Use District (as required by Sections 121.1, 204.5, 249.14(b)(2) and 712.43 of the Planning Code), and a 40-X Height and Bulk District.

(Proposed for continuance to August 22, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Patricia Vaughney, re: Show pictures of fine art-deco buildings on Chestnut Street--asking for architectural control of buildings on Chestnut Street, Una Mas is not adhering to the conditions of approval, would like in-put in the process of review of the Boston Market proposal; (2) Gerrie Scott, re: Live/Work units South of Market without apparent design/building guidelines, don't seem to be required to provide adequate garbage receptacles -- Mr. Passmore is to report back to the Commission in September on quality of construction, siding, etc.

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption--the draft minutes of July 25, 1996.

ACTION: Approved as corrected: pg 4, #9, **ACTION:** ...condition #1 should include language that makes it clear that other entertainment requiring an entertainment permit is not allowed.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

NONE

5. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

BOS: Housing and Land Use Committee will hear 1000 Van Ness tomorrow at 10:00 a.m.

E. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

6. 96.356Q (ANDRADE)
3183 CALIFORNIA STREET, Lot 24 in Assessor's Block 1031; south side between Lyon Street and Presidio Avenue: Six unit, residential condominium conversion subdivision in an RH-3 (House, Three Family) District.

SPEAKERS: None

ACTION: Approved as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14174

****Commissioner Antenore has requested a copy of the conversion request application forms, and would like future case reports to include a narrative of the five year history of legal complaints.**

7. 96.366Q (ANDRADE)
245 CENTRAL AVENUE, Lot 36 in Assessor's Block 1222; west side between Oak and Page Streets: Six unit, residential condominium conversion subdivision in an RH-3 (House, Three Family) District.

SPEAKERS: None

ACTION: Approved as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14175

F. REGULAR CALENDAR

8. (BADINER)
TRANSBAY AREA PLAN: Informational hearing and Planning Commission comments on preliminary land use alternatives for the Transbay area.

SPEAKERS: Norman Rolf

ACTION: Information only. No action required.

9. 94.285CV (ANDRADE)
2301 MARKET STREET, Lot 34 in Assessor's Block 3563; southwest corner of Market and Noe Streets in the upper Market Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of an existing athletic club. Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13788 and

subsequent off-street parking variance including but not limited to the provision of off-street parking, bicycle racks and promotion of transit use.

SPEAKERS: James Rosenfield, Jan, Paul - project sponsor

ACTION: Following testimony, the Commission continued this matter to September 19, 1996.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

10. 94.322C (NIXON)

1050 KIRKHAM STREET; Lot 7 in Assessor's Block 1839; northeast corner of 15th Avenue and Kirkham Street. To consider revocation of Conditional Use Authorization which allowed the creation of a child care facility. Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion 13750 approved August 25, 1994. The property is within an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District.

SPEAKERS: Elinor Cestrom, Lester Wayne, Thomas Lee, Rose Chong, George Cestrom, Patricia Walker - project sponsor, Sue - owner of building

ACTION: Following testimony, the Commission continued this matter to September 12, 1996.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

11. 96.056C (BANALES)

5545 THIRD STREET, northeast corner of Armstrong Avenue; Lot 6 in Assessor's Block 5419 -- Request for Conditional Use authorization to construct a housing complex containing 54 affordable dwelling units for senior citizens within a new 5-story building in an M-1 (Light Industrial) District and 40-X Height and Bulk District.

SPEAKERS: None

ACTION: Approved with conditions as amended: Finding 13C, paragraph 5, second sentence should read: Because San Francisco Housing Development Corporation and BRIDGE Housing Corporation has demonstrated that this Project is financially solvent and there is little risk that any default will occur, ...

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14180

12a. 96.320T (BANALES)

5545 THIRD STREET, northeast corner of Armstrong Avenue; Lot 6 in Assessor's Block 5419 -- Amendment to the City Planning Code to add Section 249.16 to create an Affordable Housing Special Use District at Third Street and Armstrong Avenue, northeast corner.

SPEAKERS: None

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14176

- 12b. 96.320T (BANALES)
5545 THIRD STREET, northeast corner of Armstrong Avenue; Lot 6 in Assessor's Block 5419 -- Amendment to the City Planning Code to add Section 263.13 creating a 40-65-J Special Height and Bulk District at Third Street and Armstrong Avenue, northeast corner.

SPEAKERS: None

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14177

- 13a. 96.320Z (BANALES)
5545 THIRD STREET, northeast corner of Armstrong Avenue; Lot 6 in Assessor's Block 5419 -- Amendment to the City Zoning Map to create an Affordable Housing Special Use District at Third Street and Armstrong Avenue, northeast corner.

SPEAKERS: None

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14178

- 13b. 96.320Z (BANALES)
5545 THIRD STREET, northeast corner of Armstrong Avenue; Lot 6 in Assessor's Block 5419 -- Amendment to the City Zoning Map to change the Height and Bulk classification from 40-X to 40-65-J for property at Third Street and Armstrong Avenue, northeast corner.

SPEAKERS: None

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14179

Adjournment -- 5:45 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, AUGUST 22, 1996.

ACTION: Approved as corrected: pg 2, PUBLIC COMMENT, #1, ... Una Moss Mas is not adhering to the conditions of approval, ...; pg 4, #10, **SPEAKERS**, correct spelling of Lester Wayne

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, San Francisco Planning Commission, at (415) 558-6414.

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MINUTES OF THE SPECIAL MEETING
OF THE
SAN FRANCISCO
PLANNING COMMISSION
THURSDAY
AUGUST 15, 1996
ROOM 430, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
12:00 P.M.

DOCUMENTS DEPT.

SEP 23 1996

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT CHINCHILLA AT 12:15 PM

IN ATTENDANCE: The Honorable Willie Brown - Mayor of San Francisco, David Serrano-Sewell - Special Assistant to the Mayor, Linda Avery - Commission Secretary

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.
NONE

EXECUTIVE SESSION:

1. Appointment of Department Head: The Commission will meet to discuss the selection of Director of Planning.

ACTION: None. During the Commission's Regular Meeting on this date, they (the Commission) passed a motion not to disclose what took place in Executive Session.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

djournalment -- 1:25 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, SEPTEMBER 5, 1996.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

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MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY

AUGUST 15, 1996

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills
ABSENT: Commissioner Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:35 PM

STAFF IN ATTENDANCE: Gerald Green - Acting Director of Planning, Robert Passmore
- Zoning Administrator, Catherine Bauman, Miriam Chiong, David Levy, Susana
Montaña, Lois Scott, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 96.382C (MONTAÑA)
1300 - 26TH AVENUE, southeast corner at Irving Street; Lot 44 in Assessor's block
1780 - Request for Conditional Use authorization under Section 711.83 of the
Planning Code to install a total of nine antennas on the roof of the building along
with a base transceiver unit equipment room (BTU) to be installed on the ground
floor within the building as part of a wireless cellular telephone communication
network in an NC-2 (Small Scale Neighborhood Commercial) District and a 40-X
Height and Bulk District. The existing building, a six story building approximately 72
feet in height, exceeds the 40 foot height limit. The property is being used as
ground floor commercial (a meat market), storage and parking, with five levels of
residential space containing 28 apartments above. The antennas and base
transceiver station were installed in 1995 with a permit and are now operating as
part of a wireless transmission network operated by GTE Mobilnet. Subsequent to
the installation of the facility, the Project Sponsor was required by the City to
request conditional use authorization by the Planning Commission to continue to
operate the equipment. Each antenna measures four feet high by approximately 18
inches wide and would be attached to the rooftop penthouse located approximately
72 feet above sidewalk grade. Section 260(b)(2)(I) of the Planning Code exempts
antennas from the 40 foot height limit although it does not exempt the BTU which,
measuring approximately 15 feet by 20 feet, will be installed within the building at
the ground floor.

(Proposed for Continuance to ~~August 22~~ October 3, 1996)

ACTION: Continued as amended

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

2. 95.521C (MONTANA)
1580 VALENCIA STREET, west side of Valencia Street between Duncan and Cesar Chavez Streets; Lot 1 in Assessor's Block 6575 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine antennas along the roofline/parapet of an existing 105 feet tall building and installation of a transceiver equipment facility on the ground between the office building and parking garage in an RH-2 (Residential-House, Two Family) District and a 105-E Height and Bulk District. The property is being used as a medical office building associated with the adjacent St. Luke's Hospital which is a conditional use in an RH-2 District, pursuant to Section 209.3(a) of the Planning Code. The antennas and base transceiver stations are part of a wireless cellular telephone transmission network operated by GTE Mobilnet. The top of the building (parapet) measures 105 feet from the sidewalk and the top of the antennas would be approximately 102 feet above the sidewalk. The base transceiver stations, which measures 10 feet high by 10 feet wide by 20 feet long, would be constructed on the ground of the subject property and would not remove any off-street parking. (Without hearing, continued from the Regular Meeting of July 18, 1996)
(Continued from Regular Meeting of August 8, 1996)
(Proposed for Continuance to August 22, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

3. 96.008C (MONTAÑA)
6-8 LOCKSLEY AVENUE AT 6TH AVENUE; LOT 3 IN ASSESSOR'S BLOCK 2636 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of six antennas on the roof of the Sunset Towers apartment building along with two transceiver equipment facilities as part of a wireless communication network in an RM-4 (Residential-Mixed, High Density) District and a 40-X Height and Bulk District. The existing building, at 117 feet in height, is a non-complying structure because it exceeds the 40 foot height limit. Section 260(b)(2)(l) exempts telecommunications antennas from the height limit of a particular zoning district. The antennas and base transceiver stations are part of a wireless transmission network operated by Pacific Bell Mobile Services. Each antenna measures five feet high by approximately six inches wide. The antennas would be mounted approximately 113 feet above sidewalk grade. The base transceiver stations measures approximately 45 inches high by 52 inches wide by 28 inches deep. (Continued from Regular Meeting of July 11, 1996)
(Proposed for Continuance to August 22 September 5, 1996)

ACTION: Continued as amended

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

4. 96.159X (NIXON)
256 FRONT STREET, east side at the corner of Sacramento Street, Lot 18 in Assessor's Block 236 - Request for Determinations of compliance and exception under Section 309 of the Planning Code for the construction of a two-story building following the demolition of two buildings. The project requires an exception from freight loading requirements. The site is in a C-3-0 (Downtown Commercial Office)

District and a 75-X/350S Height and Bulk District. The project site is also located within the Front-California Conservation District.

(Continued from Regular Meeting of July 11, 1996)

(Proposed for continuance to September 5, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

5. 96.299D (PASSMORE)

2550 LYON STREET, east between Green and Vallejo Streets. Request for Discretionary Review of Building Permit Application No. 9606357. This application is for the new construction of a three story single-family dwelling.

(Continued from Regular Meeting of July 25, 1996)

(Proposed for continuance to September 5, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

6. 96.015C (MONTAÑA)

470 WEST PORTAL AVENUE, between Sloat Blvd. at Wawona Avenue; Lot 8 in Assessor's Block 2484 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of six antennas and two transceiver equipment facilities on the roof of the existing building as part of a wireless communication network in an RH-1 (D) (Residential-Single Family Detached) District and a 40-X Height and Bulk District. The existing building, at approximately 50 feet in height, is a "non-complying structure" as it exceeds the 40 feet Height Limit. The property is being used as an office building providing "directory assistance" telephone service for the Pacific Bell phone company. The antennas and base transceiver stations are part of a wireless transmission network operated by Pacific Bell Mobile Services. The antennas would be mounted approximately 59 feet above sidewalk grade. The base transceiver stations, which measure approximately 45 inches high by 52 inches wide by 28 inches deep, would also be mounted on the roof of the subject property. Sections 260(b)(2)(l) of the Planning Code exempts antennas from the 40 foot height limit.

(Continued from Regular Meeting of July 11, 1996)

(Proposed for Continuance to September 19, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

Bernie Choden, re: Transbay Terminal/CalTrain

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of adoption--draft minutes of August 1, 1996.

ACTION: Approved as corrected: pg 1, #1, **ACTION**, correct address to 1000 Van NESS

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

D. DIRECTOR'S REPORT8. DIRECTOR'S ANNOUNCEMENTS

-Fiscal Year-End Report in Commission packets this afternoon. If the Commission would like to schedule a hearing on this report, please let us know.

9. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

-1000 Van NESS was heard before the Housing and Land Use Committee of the Board last week with the amendment to the Van NESS Avenue Plan.
-21st & Sanchez at the Board of Appeals -- continued to August 28, 1996.
-Miraloma Park Residential Design Guidelines included in your folders today for comments. This will be scheduled before you at a future hearing.

10. 818 SANCHEZ STREET (21ST & SANCHEZ ST. PROJECT). Open Space Acquisition Process -- informational staff response to Commission inquiry.

SPEAKERS: Amy Powell, Shamus McGee - project sponsor

ACTION: Informational only. No action required.

E. REGULAR CALENDAR

11. (LEVY)

COMMERCE AND INDUSTRY INVENTORY REPORT, Informational only. (a) 1996 Commerce and Industry Inventory -- A presentation of the forth annual Commerce and Industry Inventory detailing population, labor force, employment, unemployment, establishments, revenues, and building data for San Francisco.; (b) Commerce and Industry Issue Paper No. 1 - An Overview of the San Francisco Economy -- A presentation of the first in a series of issue papers to be completed around this topic. Issue Paper No. 1 is a descriptive and analytical paper providing an overview snapshot of the San Francisco economy as well as some of the important linkages and trends in the economy in the city and the region.

SPEAKERS: John Bardis

ACTION: Informational only. No action required. The Commission directed that this item be calendared on September 12, 1996 for a public hearing in order to give the public additional time to review the document.

12. 96.359C (GORDON)

1670 15TH STREET, north side between Valencia Street and Julian Avenue, Lot 007 in Assessor's Block 3547 -- Request for a Conditional Use Authorization to

establish an automotive repair shop (defined by Section 790.15 of the Planning Code) as required per Planning Code Section 726.59, within an existing building located in the Valencia Street Neighborhood Commercial Zoning District and a 50-X Height and Bulk District.

SPEAKERS: George Rescalvo - project sponsor

ACTION: Approved with conditions as modified: Exhibit A, Conditions of Approval, #3 modified to read: All vehicles repaired and stored at the site shall be maintained within the building. Parking on the public sidewalks and the curb surrounding the property shall not be allowed at anytime in connection with the operation.; to #5, add the following two sentences: Only minor touch-up painting with water-based primers shall be allowed at the premises. Vehicles requiring major paint work shall not be allowed at the site. Moreover, all painting activity at the site shall be conducted at times which will not interfere with the activity of the Centro Latino located at 1656 15th Street.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

MOTION NO. 14181

13.

(MONTAÑA)

WIRELESS TELECOMMUNICATIONS SERVICES FACILITIES SITING GUIDELINES AMENDMENTS. Public hearing to receive comments on a draft set of amendments to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines adopted by the Planning Commission on May 23, 1996. The Board of Supervisors, by Resolution 635-96, urged the Planning Commission to amend its WTS Guidelines to establish new facility location preferences and criteria and new justification conditions for the siting of these facilities. The draft Guidelines are intended to respond to the Board of Supervisors' Resolution. In addition, the draft Guidelines contain technical amendments which will clarify information needed for application submittal and which clarify information needed for monitoring conditions of approval. For copies of the draft amended Guidelines, please contact planner Susana Montana at 558-6421.

SPEAKERS: Benjamin Rivera, Eric Albroda, Patricia Vaughey, Dick Millet, E. Mettling, Robert McCarthy, John Bardis, Richard Lee - SF Health Dept., Aroza Simpson, Patricia Carey, William A. Rounds, Lynn Bunim

ACTION: Approved as modified: Page 28 of the April 8, 1996 WTS Guidelines: Preferred Location Sites, 1. Publicly-used structures. Public facilities such as police or fire stations, libraries, community centers, utility structures, water towers, elevated roadways, bridges, flag poles, smokestacks, telephone switching facilities ~~which currently both receive and transmit radio signals~~, or other public structures. Where the installation complies with all FCC regulations and standards, schools, hospitals, health centers, places of worship, or other institutional structures should also be considered.; Page 37, 10.9.1. Provide a list, and set of mailing labels for both owners and tenants (occupant designation for tenants is acceptable) of properties within 300 feet of the proposed property as well as all neighborhood organizations in all Districts outside of C-3 and RC-4 Districts. Within the higher density C-3

and RC-4 Districts, the Applicant shall provide a list and set of mailing labels for (a) owners within 300 feet of the subject property; (b) for commercial tenants within the subject building; (c) for residential tenants within the subject building; and (d) (c) for tenants of residential units lying within 25 feet of the subject property. The Applicant may identify the appropriate neighborhood organization from the Department's publication Directory of Neighborhood Organizations and Service Agencies. Department staff may add neighborhood groups or representatives for notification as needed on a case-by-case basis. Applicants will not be responsible for notice to tenants of units existing without legal permits. Note the number of addressees on the list.; Page 56, fifth page of the Resolution to adopt the Guidelines: **BE IT FURTHER RESOLVED**, That the location preferences, siting policies and sample conditions of approval as described in the Guidelines for review of Conditional Use applications or administrative building permit review shall not apply to permit applications for repair or maintenance of any legally existing such facilities or to replacement or upgrading of such legally existing facilities when Applicants demonstrate to the satisfaction of the Zoning Administrator that the replacement or upgrade (such as replacement of analog equipment to digital equipment) would be of substantially equal size and power or would be smaller and or would use less power or in any other manner be less no more visually obtrusive than the existing legal equipment/facility, provided, however, that the Applicant provide public notice satisfactory to the Zoning Administrator, consisting of , at a minimum, posting a notice at the site and mail notice to adjacent property owners, to neighborhood organizations, and to residential tenants within 25 feet of the proposed antennae for a 20 day period prior to any approval of the building permit application; It should also be noted that the Commission further instructed that a public hearing be scheduled in about four weeks to consider an amendment to the Location Preference Sites section of Page 28 of the Guidelines which would include predominantly residential mixed use buildings (at least two-thirds residential space) as a Limited Preference Site rather than a Preferred Location Site.

EXCUSED: Lowenberg

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Martin

RESOLUTION NO. 14182

14.

(MONTAÑA)

WIRELESS TELECOMMUNICATIONS SERVICES FACILITIES SITING ZONING TEXT AMENDMENTS (MORATORIUM). The Board of Supervisors, by Resolution 635-96, urged the Planning Commission to initiate interim zoning controls (moratorium) on the approval of WTS facilities on specific types of locations in certain zoning districts throughout the City, and to maintain these zoning controls until such time as a Telecommunications Facilities Plan amendment to the Community Facilities Element of the General Plan is adopted. The Commission will hold a public hearing to receive comments on a proposal which is intended to

respond to the Board of Supervisors' Resolution to initiate zoning text amendments to limit the approval of installation of wireless telecommunications services (RH-1, Rh-1(D), RH-2, RH-3, RM-1, RM-2 and RM-3) Districts and in certain small scale mixed Residential/Commercial (RC-1 and RC-2) Districts. The zoning controls would remain in effect until such time as a Telecommunications Facilities Plan amendments to the Community Facilities Element of the General Plan is adopted. For copies of the draft Planning Code text amendments (moratorium), please contact planner Susana Montana at 558-6421.

SPEAKERS: Benjamin Rivera, Eric Albroda, Patricia Vaughney, Dick Millet, E. Mettling, Robert McCarthy, John Bardis, Richard Lee - SF Health Dept., Aroza Simpson, Patricia Carey, William A. Rounds, Lynn Bunim

ACTION: Approved as modified: remove any reference to RC-1 and RC-2 as zoning districts because they no longer exist.

EXCUSED: Lowenberg

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Martin

RESOLUTION NO. 14183

AT APPROXIMATELY 3:50 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

15. 96.193D (PASSMORE)

213 4TH AVENUE, west between Cornwall and Clement Streets, Lot 3 in Assessor's Block No. 1429. Request for Discretionary Review of Building Permit Application No. 9517734 proposing construction of a four story, three unit, residential building.

(Continued from Regular Meeting of July 11, 1996)

NOTE: On July 11, 1996, following testimony, the Commission closed the public hearing and continued the matter to August 15, 1996 with comments that the proposal is out of scale with surroundings. The Commission also directed that any revised plans/proposal be submitted a week in advance of next hearing to the Commission, Department staff, and DR requestor. The vote was +5 -0 with Commissioner Chinchilla absent.

NOTE: Revised plans/proposals have not been received by Department staff at the time of completion and distribution of this calendar--noon, 8/9/96.

ACTION: Without further hearing, continued to September 19, 1996.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

16. 96.299D (PASSMORE)

2550 LYON STREET, east between Green and Vallejo Streets. Request for Discretionary Review of Building Permit Application No. 9606357. This application is for the new construction of a three story single-family dwelling.

(Continued from Regular Meeting of July 25, 1996)

(Proposed for continuance to September 5, 1996)

ACTION: Without hearing, continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

17. 96.393D (PASSMORE)
101 MANGELS AVENUE, south side between Baden and Congo Streets, Lot 001 in Assessor's Block No. 6765 - Request for Discretionary Review of Building Permit Application No. 9520211 for construction of a new three-story single-family dwelling.

SPEAKERS: (pro DR): Donna Salazar, Eugene Pouncil, Karen Siou, Maurice Robles, Mort Williams; (pro project): Kung-Ming Chiu - rep of project sponsor, Barry Jan, Bernard Arcandra, William Lau

ACTION: Following testimony, the Commission continued this matter to September 12, 1996 with direction to the project sponsor to reduce the size of the building to two floors plus possible pitched roof attic; using general form and floor layout shown on pages 17 and 24 of document submitted by DR requestor to Commission dated August 15, 1996. The attic can be developed as occupied space by use of skylight or a few small dormers.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

18. 96.358D/DD (PASSMORE)
44 MIRABEL AVENUE, south between Shotwell and Coso Avenue, Lot 29 in Assessor's Block No. 5519 - Request for Discretionary Review of Building Permit Application No. 9607197 - proposing addition to a second floor to a one-story over garage single-family dwelling. The addition will accommodate one study area, two bedrooms and two bathrooms.

SPEAKERS: (pro DR): Frank Bece - DR requestor, Gloria Armijo - DR requestor, (name unknown); (pro project): Steven Antonaros - rep of project sponsor

ACTION: Approved as proposed.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

Adjournment -- 5:10 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, SEPTEMBER 5, 1996.

ACTION: Approved as corrected: pg 8, #17, **SPEAKERS**, correct spelling of name -- Berry-Gen Barry Jan

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, San Francisco Planning Commission, at (415) 558-6414.

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MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

22/96

THURSDAY
AUGUST 22, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:36 PM

STAFF IN ATTENDANCE: Robert Passmore - Zoning Administrator, Larry Badiner, Catherine Bauman, Jim Bergdoll, Bill Wycko, Edy Zwierzycki, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 96.214C (IONIN)
1525-1535 FOLSOM STREET, east side between Norfolk and 11th Streets; Lots 53 and 54 in Assessor's Block 3521 - Request for Conditional Use Authorization to allow an existing nonconforming nighttime entertainment use (dba the "Holy Cow") to be intensified and expanded to an upper floor and adjacent lot within the South of Market SLR (Service/Light Industrial/Residential Mixed Use) District.
(Proposed for continuance to September 12, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

2. 96.155E (POSTERNAK)
3060 FILLMORE STREET, Conversion of Auto Parking and Detailing Garage to Retail Natural Foods Grocery. southeast corner of Fillmore and Filbert Streets, on Lots 27 and 28 of Assessor's Block 533. **Appeal of a Preliminary Negative Declaration** for a proposed conversion of automobile parking and detailing garage to a retail natural foods grocery of about 11,950 square feet. No off-street parking would be provided. Validated parking would be provided at the Lombard Garage on Moulton Street.
(Proposed for continuance to September 12, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

3. 95.481C (BILLOVITS)
5411 THIRD STREET, east side of the street between Wallace and Yosemite Avenues, Lot 17 in Assessor's Block 5413: Request for a Conditional Use

Authorization to develop a lot in excess of 10,000 square-feet by constructing a large fast-food restaurant with drive-up window service and 42 off-street parking spaces (in excess of 150% of the required number of spaces) in the NC-3, Moderate-Scale Neighborhood Commercial Zoning District and the Third Street Special Use District (as required by Sections 121.1, 204.5, 249.14(b)(2) and 712.43 of the Planning Code), and a 40-X Height and Bulk District
(Continued from Regular Meeting of August 8, 1996)
(Proposed for continuance to September 12, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

(1) Eric Albronda, re: GTE continues to operate at 1300 26th Avenue after being told to stop operations; (2) Patricia Vaughney, re: -2300 Chestnut (Blockbuster), - Union Street Special Use District - Chestnut & Divisadero -- changes to projects without public hearings/intensification of use, -wireless communications matters -- mailing list & notification procedures; (3) Gerrie Scott, re: Garbage rooms in live/work units -- 727 Brannan Street. Commissioner Lowenberg has requested a public hearing on 9/5/96 to discuss the general topic of garbage enclosures in the South of market area and to consider a request to amend the Building Code.; (4) Mike Page, re: a letter to Brian O'Neil, GGNRA, on the Crissy Field Plan Environmental Assessment; (5) James Rosenfield, re: 2301 Market Street status -- no change. Still not complying with conditions of approval.

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of adoption--draft minutes of August 8, 1996.

ACTION: Approved as corrected: pg 2, PUBLIC COMMENT, #1, ... Una Moss Mas is not adhering to the conditions of approval, ...; pg 4, #10, SPEAKERS, correct spelling of Lester Wayne

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

Mills: Is there a way to remedy the public's concern that there is inadequate notice of cases?

D. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS
NONE

6. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

BOS: None

BOA: The Zoning Administrator determined that the Royal Pacific Motel had a parking violation and a conditional use was needed to legalize it. The Royal Pacific Motel appealed that determination to the Board of Appeals. The Board continued the matter with instructions to the applicant to file a conditional use application. Within the next month of so, that matter should be scheduled before the Planning Commission.

Last week you had before you the wireless telecommunications moratorium initiation in residential districts. The Resolution included districts that were not included in the instructions from the Board (NC-1 and NC-named Districts). The Planning Code requires you to initiate an amendment to the Planning Code, and that you have an ordinance that has been approved as to form by the City Attorney's office. We mistakenly used a resolution that had been adopted by the Board rather than an ordinance. We are going to have to reschedule that matter for initiation on September 5, with the public hearing to follow on September 26, 1996.

7. (BERGDOLL)

"SOUTH BAYSHORE -- A NEW BEGINNING" / Citizens' Guide to the South Bayshore Plan. This Citizens' Guide was created as a user-friendly summary of the south Bayshore neighborhood's history, key assets, important planning goals, strategies, policies and zoning districts from the 1995 Area Plan of the General Plan and zoning. This Guide was published in July and is now available to the public. Staff will be presenting the Guide at the South Bayshore Community Development Corporation Board meeting on August 21 and at a SPUR lunch on August 29 28. This presentation of the document is an informational item that requires no Planning Commission action.

SPEAKERS: Toby Levine

ACTION: Informational only. No action required.

E. REGULAR CALENDAR

8. (BADINER)

TRANSBAY AREA PLAN: Information hearing and Commission comments on conceptual preferred land use alternative for the Transbay area.

SPEAKERS: Norm Rolf, Bernie Choden

ACTION: Informational only. No action required.

9. 96.338C (BERKOWITZ)

240 LELAND AVENUE, Lot 12 in Assessor's Block 6246, north side between Delta and Rutland Streets - Request for Conditional Use Authorization to establish a child care facility providing less than 24-hour care for 13 or more children (per Section 209.3(f) of the Planning Code) in an RH-2 (House, Two-Family) District.

SPEAKERS: Sandra Davis

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills
MOTION NO. 14184

10. 96.381C (ZWIERZYCKI)

350 DIVISADERO STREET, Assessor's Block 1217, Lot 27, near the southeastern corner of Oak Street - Request for Conditional Use authorization to allow expansion of an existing paint store (dba Kelly Moore Co.) resulting in a single commercial tenant which occupies floor area in excess of 4,000 sq. ft. (under Planning Section 121.2 of the Planning Code), in an NC-2 Neighborhood Commercial (Small Scale) Zoning District, and a 40-X Height and Bulk District.

SPEAKERS: (con): Ted Soles, Patricia Vaughey, Ilene Hochstein, Walter Konik, Agelo Gillem, Mary K. Ansley-Buchanan, Oliver Sehgal, John Bardis, Wadadah, Ron Bentley, Steven; (pro): Bill Berry - project sponsor

ACTION: Following testimony, the Commission closed public hearing and passed a motion of intent to disapprove. Final action before the Commission is scheduled for September 5, 1996.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

11. 96.390D (PASSMORE)

2652 POLK STREET, east side between Lombard and Greenwich Streets; Lot 020 in Assessor's Block 0501 - Request for Discretionary Review of Building Permit Application No. 9602793 for demolition of a two-car garage, construction of a three-story over garage three-family dwelling and interior alteration of the rear portion of the corner building to accommodate the off-street parking spaces that will be displaced by the demolition of the existing garage structure.

SPEAKERS: (pro DR): Evelyn Graham - DR requestor, Joel Newgen, Al Roseberg; (pro project): Alan Levy - project architect

ACTION: Under their discretionary review powers, the Commission approved this project as it was proposed.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

12. 95.521C (MONTANA)

1580 VALENCIA STREET, west side of Valencia Street between Duncan and Cesar Chavez Streets; Lot 1 in Assessor's Block 6575 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine antennas along the roof line/parapet of an existing 105 feet tall building and installation of a transceiver equipment facility on the ground between the office building and parking garage in an RH-2 (Residential-House, Two Family) District and a 105-E Height and Bulk District. The property is being used as a medical office building associated with the adjacent St. Luke's Hospital which is a conditional use in an RH-2 District, pursuant to Section 209.3(a) of the Planning Code. The antennas and base transceiver stations are part of a wireless cellular telephone transmission network operated by GTE Mobilnet. The top of the building (parapet) measures 105 feet from the sidewalk and the top of the antennas would be approximately 102 feet above the sidewalk. The base transceiver stations, which measures 10 feet high by 10 feet wide by 20 feet long, would be constructed on the ground of the subject property and would not remove any off-street parking.

(Without hearing, continued from the Regular Meeting of July 18, 1996)

(Continued from Regular Meeting of August 15, 1996)

SPEAKERS: None

ACTION: Without hearing, continued to October 3, 1996.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

Adjournment -- 4:15 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, SEPTEMBER 5, 1996.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, San Francisco Planning Commission, at (415) 558-6414.

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9/5/96

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 5, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

OCT - 8 1996

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PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills
ABSENT: Commissioner Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:40 PM

STAFF IN ATTENDANCE: Amit Ghosh - Director of Planning, Robert Passmore - Zoning Administrator, Susana Montaña, Valentine Omokaro, Kelly Pepper, Joyce Wong, Catherine Bauman - Acting Commission Secretary

A. ITEMS TO BE CONTINUED

1. 96.191X (NIXON)
132-140 GEARY STREET, north side between Stockton Street and Grant Avenue:
Request for Determinations of Compliance and Exception to the 80-130F Height and Bulk Limit under Section 309 of the Planning Code as part of a project which includes significant alteration of the existing building and to enlarge an existing rooftop structure within the C-3-R (Downtown Commercial, Retail) District and the Kearny-Market-Mason-Sutter Conservation District, the 80-130F Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District.
(Proposed for continuance to September 12, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

2. 96.159X (NIXON)
256 FRONT STREET, east side at the corner of Sacramento Street, Lot 18 in Assessor's Block 236 - Request for Determinations of compliance and exception to off-street freight loading requirements under Section 309 of the Planning Code as a part of a project which includes significant alteration of two existing buildings and construction of a third building on the site. The project site is in a C-3-0 (Downtown Office) District and a 75-X/350S Height and Bulk District and the Front-California Conservation District.
(Continued from Regular Meeting of August 15, 1996)
(Proposed for Continuance to September 19, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

3. 96.008C (MONTAÑA)
6-8 LOCKSLEY AVENUE AT 6TH AVENUE: LOT 3 IN ASSESSOR'S BLOCK 2636

- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of six antennas on the roof of the Sunset Towers apartment building along with two transceiver equipment facilities as part of a wireless communication network in an RM-4 (Residential-Mixed, High Density) District and a 40-X Height and Bulk District. The existing building, at 117 feet in height, is a non-complying structure because it exceeds the 40 foot height limit. Section 260(b)(2)(I) exempts telecommunications antennas from the height limit of a particular zoning district. The antennas and base transceiver stations are part of a wireless transmission network operated by Pacific Bell Mobile Services. Each antenna measures five feet high by approximately six inches wide. The antennas would be mounted approximately 113 feet above sidewalk grade. The base transceiver stations measures approximately 45 inches high by 52 inches wide by 28 inches deep.

(Continued from Regular Meeting of July 11, 1996)

NOTE: On July 11, 1996, following testimony, the Commission closed public hearing and continued the matter to August 15, 1996 by a vote of +5 -0. Commissioner Lowenberg was excused.

(Proposed for Continuance to September 26, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

4. 96.276C (NIXON)
639 CLEMENT STREET, south side between Seventh and Eighth Avenues, Lot 40 in Assessor's Block 1439: Request for a Conditional Use Authorization to allow 24 hour food service (required by Planning Code Section 716.27) for an existing restaurant located within the Inner Clement Neighborhood Commercial District and a 40-X Height and Bulk District.

(Proposed for Indefinite Continuance)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

5. 96.299D (PASSMORE)
2550 LYON STREET, east between Green and Vallejo Streets. Request for Discretionary Review of Building Permit Application No. 9606357. This application is for the new construction of a three story single-family dwelling.

(Continued without hearing from the Regular Meeting of August 15, 1996)

(Proposed for Continuance to September 12, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Patricia Vaughney, re: corporations in the Marina; (2) Ralph Gallagher, re: Mission Dist. ABC licenses

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of adoption--draft minutes of August 15 & August 22, 1996.

ACTION: August 15, 1996: Approved as amended: pg 8, #17, **SPEAKERS**, correct spelling of name – ~~Berry Gen~~ Barry Jan
August 22, 1996: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

Antenore: Requested a report on FCC regulations changes, for telecommunication facilities and Sutro Tower.

D. DIRECTOR'S REPORT7. DIRECTOR'S ANNOUNCEMENTS

-Commission may need to schedule more than one EIR per meeting
-Introduced new staff: Valentine Omokaro, Kelly Pepper, and Joyce Wong who is an intern working with Susana on a map of city owned sites for telecommunication facilities.

8. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)
NONE

E. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED

9. 96.381C (ZWIERZYCKI)
350 DIVISADERO STREET, Assessor's Block 1217, Lot 27, near the southeastern corner of Oak Street - Request for Conditional Use authorization to allow expansion of an existing paint store (dba Kelly Moore Co.) resulting in a single commercial tenant which occupies floor area in excess of 4,000 sq. ft. (under Planning Section 121.2 of the Planning Code), in an NC-2 Neighborhood Commercial (Small Scale) Zoning District, and a 40-X Height and Bulk District.

NOTE: On August 22, 1996, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +7 -0.

SPEAKERS: None

ACTION: Disapproved

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

MOTION NO. 14185

F. REGULAR CALENDAR

10. (BASH)
Public hearing to consider authorizing the Director of Planning to enter into a contract with Lane Kendig, Inc., for an amount not to exceed \$28,000 to computerize the San Francisco Planning Code, improving access to text and tables and creating electronic linkages to related information throughout the Code.

SPEAKERS: John Bards

ACTION: Approved

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

RESOLUTION NO. 14186

11. (PASSMORE)
SOUTH OF MARKET GARBAGE ENCLOSURES -- Consideration of possible code embodiments in response to concerns expressed by neighborhood residents about noise and litter caused by current garbage storage practices.

ACTION: Without hearing, continued to 9/19/96

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

12. (MONTAÑA)
WIRELESS TELECOMMUNICATIONS SERVICES FACILITIES SITING ZONING TEXT AMENDMENTS (MORATORIUM). The Board of Supervisors, by Resolution 635-96, urged the Planning Commission to initiate interim zoning text amendments to limit the approval of installation of wireless telecommunications services (WTS) facilities on certain locations in certain Residential (RH-1 (D), RH-2, RH-3, RM-1, RM-2 and RM-3) Districts and in certain small scale mixed Residential/Commercial (RC-1 and RC-2) Districts. The Planning Commission held a public hearing on such a proposal on August 15, 1996, and decided to remove the references to the RC-1 and RC-2 Districts because they do not exist (they are not mapped on any land in the City). The Commission approved the amended Resolution No. 14183 but did not have before them an ordinance approved by the City Attorney reflecting the change. The City Attorney has prepared and approved such an ordinance and the Commission will now hold a public hearing to receive comments on the amended ordinance. The Commission would rescind Resolution No. 14183 and by a new resolution will initiate the new ordinance. The proposed interim zoning text amendment would remain in effect up to 18 months or until such time as a Telecommunications Facilities Plan amendment to the Community Facilities Element

of the General Plan is adopted. For copies of the draft Planning Code text amendments (moratorium), please contact planner Susana Montaña at 558-6421.

SPEAKERS: None

ACTION: Approved

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Martin

EXCUSED: Lowenberg

RESOLUTION NO. 14187

13. 96.040C (BERKOWITZ)

2410-2412 CLEMENT STREET, Lot 14 in Assessor's Block 1408, north side between 25th and 26th Avenues: Request for Conditional Use authorization to construct two dwelling units without required off-street residential parking (Section 161(j) of Planning Code) by expanding an existing one story commercial building located in the Outer Clement Street Neighborhood Commercial District.

(Continued from Regular Meeting of August 1, 1996)

NOTE: On June 6, 1996, following testimony, the Commission closed public hearing and continued the matter to 7/11/96 by a vote of +6 -0. Commissioner Mills absent. Since 6/6/96, this item has been calendared and continued a number of times without further hearing. Commissioners who did not participate in the hearing on 6/6/96, have been provided with the case material and hearing tapes for review.

SPEAKERS: None

ACTION: Continued to 10/10/96

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

14. 96.405C (BERKOWITZ)

1401 NORIEGA STREET, southwest corner at 21st Avenue, Lot 2058 in Assessor's Block 1: Request for Conditional Use Authorization for the installation of a Walk-Up Automated Bank Teller Machines (ATM) (as defined by Section 790.140 of the Planning Code) without required setback for a proposed financial institution in an NC-2 (Small-Scale Neighborhood Commercial) District.

SPEAKERS: None

ACTION: Approved with conditions as proposed.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

MOTION NO. 14188

15. 96.406C (GORDON)

2111 MARKET STREET, south side near Church Street, Lot 01 in Assessor's Block 3543: Request for a Conditional Use authorization to establish a Full-Service Restaurant (defined by Section 790.92 of the Planning Code) as required by Planning Code Section 721.42, within the Upper Market Street Neighborhood Commercial Zoning District and a 80-B Height and Bulk District.

ACTION: Without hearing, continued to 9/19/96

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

AT APPROXIMATELY 3:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

16. 96.298D (PASSMORE)

66 FOUNTAIN STREET, Lot 11 in Assessor's Block No. 6501 - Request for Discretionary Review of Building Permit Application No. 9601886 proposing construction of two single family dwellings on the lot. The buildings will be three stories high and will have a six foot separation between them.

(Continued without hearing from the Regular Meeting of July 25, 1996)

SPEAKERS: (con): Joe Moorehead, Jerry Reagan, Bill Welch, Viny Prince, Barbara Duorak, M. Avisan; (pro): Mark Slidenfeld, Mr. Panbaz, Mr. & Mrs. Hicho

ACTION: On 9/5/96, following testimony, the Commission continued the matter to 10/10/96 instructing the project sponsor to work with Department staff on the project design.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

Adjournment -- 4:00P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, OCTOBER 3, 1996.

ACTION: Approved as corrected: pg 4, #9, **SPEAKERS:** None

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

ABSENT: Lowenberg

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, San Francisco Planning Commission, at (415) 558-6414.

090596M

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 12, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

OCT - 8 1996

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PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills
ABSENT: Commissioner Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:40 PM

STAFF IN ATTENDANCE: Milton Edelin - Deputy Director, Alec Bash - Deputy Zoning Administrator, Gerald Green, Lois Scott, Paul Lord, Roger Herrera, Jonas Ionin, Miriam Chion, Rana Ahmadi, Paul Maltzer, Lisa Posternak, Michele Montoya, Michael Li, Gene Coleman - Acting Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.481C (BILLOVITS)
5411 THIRD STREET, east side of the street between Wallace and Yosemite Avenues, Lot 17 in Assessor's Block 5413: Request for a Conditional Use Authorization to develop a lot in excess of 10,000 square-feet by constructing a large fast-food restaurant with drive-up window service and 42 off-street parking spaces (in excess of 150% of the required number of spaces) in the NC-3, Moderate-Scale Neighborhood Commercial Zoning District and the Third Street Special Use District (as required by Sections 121.1, 204.5, 249.14(b)(2) and 712.43 of the Planning Code), and a 40-X Height and Bulk District.
(Continued from Regular Meeting of August 15, 1996)
(Proposed for Continuance to October 3, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

2. 92.202E/94.060E (MALTZER)
ALTERNATIVE TO REPLACEMENT OF THE EMBARCADERO FREEWAY AND TERMINAL SEPARATOR STRUCTURE. Certification of Final Environmental Impact Report. The proposed project would construct a surface roadway along the Embarcadero between Folsom Street and Broadway. Some alternatives currently considered would also construct ramp connections to and from the Bay Bridge and the I-80/SR 101 Freeway, or modify existing ramp connections. The roadway and ramp system, along with a package of operational and surface street changes would

replace the elevated Embarcadero Freeway and the ramps known as the Terminal Separator Structure, both of which were demolished after the 1989 Loma Prieta Earthquake.

(Proposed for Continuance to September 19, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

3-5 MID-EMBARCADERO/TERMINAL SEPARATOR STRUCTURE REPLACEMENT PROJECT.

In January 1996, the San Francisco Board of Supervisors selected a plan for the Mid-Embarcadero./Terminal Separator Structure Replacement Project as the preferred alternative to replace the demolished Embarcadero Freeway and downtown ramp structures. The preferred alternative is the project.

The selected plan consists of: 1) constructing a surface roadway along the Mid-Embarcadero between Folsom Street and Broadway; 2) extending the historic streetcar line (F-line) north to Fisherman's Wharf, constructing a new light rail line south along the Embarcadero, and linking the two lines; 3) making a number of changes to surface streets to improve traffic flow to and through the downtown districts; and 4) rebuilding the I-80 Freeway off-ramps at Fourth and Fremont Streets. The project would create over one acre (43,720 square feet) of net open space, and would facilitate construction of Rincon Point Park, but would reduce Justin Herman Plaza by approximately 1,640 square feet. The project may include construction of an underground parking garage on Assessor's Block 202 to replace existing parking.

The Planning Commission will consider the following 3 items:

3. 96.315M (LIEBERMANN/SHOTLAND)
THE MID-EMBARCADERO REPLACEMENT PROJECT AND THE TERMINAL SEPARATOR STRUCTURE PROJECT - GENERAL PLAN AMENDMENT. In order to approve the project, the City must amend the General Plan so that the project is in conformity with the General Plan.
(Proposed for Continuance to September 19, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

4. 96.315R (LIEBERMANN/SHOTLAND)
MID-EMBARCADERO REPLACEMENT PROJECT AND THE TERMINAL SEPARATOR STRUCTURE. This is a General Plan Referral on the Mid-Embarcadero Replacement Project and the Terminal Separator Structure Project.
(Proposed for Continuance to September 19, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

5. (LIEBERMANN)

PRESENTATION OF URBAN DESIGN CONCEPT FOR THE MID-EMBARCADERO ROADWAY AND OPEN SPACE. The Commission will consider a resolution endorsing the concept.

(Proposed for Continuance to September 19, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

6. 96.299D (PASSMORE)

2550 LYON STREET, east between Green and Vallejo Streets. Request for Discretionary Review of Building Permit Application No. 9606357. This application is for the new construction of a three story single-family dwelling.

(Proposed for Continuance to September 19, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Patricia Vaughney, re: 2663 Greenwich

C. COMMISSIONERS' QUESTIONS AND MATTERS

Antenore: Had questions regarding the regulation changes at the FCC. When will there be hearings on these telecommunication issues?

Marks: Indicated her interest in the Open Space element of the Transbay Plan, and asked fellow Commissioners to visit the other alternative sites for the Plan.

D. DIRECTOR'S REPORT7. DIRECTOR'S ANNOUNCEMENTS

-24th Street Economic Summit on Saturday, 9/14/96 -- Susana Montaña & Commissioner Chinchilla will participate.

8. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (BASH)

BOS: -The Housing and Land Use Committee (HLUC) of the Board upheld the Planning Commissions' decision to have the illegal unit removed at 1035 Vallejo.

-The HLUC also approved the moratorium on liquor licenses in the Haight.

-HLUC also heard the Kensington Way case and continued it to a later date.

E. REGULAR CALENDAR

9. (SCOTT/HERRERA)

HOUSING WORKSHOP ON RESIDENCE ELEMENT IMPLEMENTATION FOR FY 1996-1997. Housing experts and non-profit housing providers have been invited to provide information on the City's affordable housing delivery system and City housing policy issues. The workshop is intended to assist the Planning Commission in setting priorities for on-going housing work of the Department in the current fiscal year.

SPEAKERS: Marcia Rosen, Calvin Welch, Jim Morales, Carla Javits, Wayne Clark, Kelly Cullen, Tom Jones, Jim Chappell, Barbara Smith, Olson Lee, Edward Evans, John Bardis, Victoria Teter

ACTION: Informational only. No action required.

10. (CHION)

COMMERCE AND INDUSTRY INVENTORY REPORT. On August 15, 1996 the Commission heard a staff presentation on population, labor force, employment, unemployment, establishments, revenues, and building data for San Francisco and Commerce and Industry Issue Paper No. 1 - An Overview of the San Francisco Economy -- a descriptive and analytical paper providing an overview snapshot of the San Francisco economy as well as some of the important linkages and trends in the economy in the city and the region. Today, the Commission will hear public comment on these reports and related issues.

SPEAKERS: Cheryl Parker, Jim Chappell, John Bardis

ACTION: Informational only. No action required.

11-12. 132-140 GEARY STREET, north side between Stockton Street and Grant Avenue significant alteration of the existing building and enlargement of an existing rooftop structure within the C-3-R (Downtown Commercial, Retail) District and the Kearny-Market-Mason-Sutter Conservation District, the 80-130F Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District.

11. 96.191K (AHMADI)

132-140 GEARY STREET. Determination of the significance of the shadow impact of the proposed penthouse addition on the 132-140 Geary Street Building on Union Square under Section 295 of the Planning Code.

SPEAKERS: None

ACTION: Determined that there was no significant shade impact.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

12. 96.191X (NIXON)

132-140 GEARY STREET. Request for Determinations of Compliance and Exception to the 80-130F Height and Bulk Limit under Section 309 of the

Planning Code and determination of the impact of a newly created shadow on Union Square Park.

SPEAKERS: None

ACTION: Approved as proposed.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

MOTION NO. 14189

13. 94.322C (NIXON)
1050 KIRKHAM STREET; Lot 7 in Assessor's Block 1839; northeast corner of 15th Avenue and Kirkham Street. To consider revocation of Conditional Use Authorization which allowed the creation of a child care facility. Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion 13750 approved August 25, 1994. The property is within an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of August 8, 1996)

SPEAKERS: Patricia Walker, Thomas Se, Mr. & Mrs. Ng

ACTION: On 9/12/96, following testimony, the Commission closed public hearing and continued the matter indefinitely instructing the applicant and property owner to apply for a new conditional use that would allow more than 20 children on the site and instructed staff to work with the sponsor and neighbors to address the retaining wall and fence issues.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

14. 96.155E (POSTERNAK)
3060 FILLMORE AND 2169 FILBERT STREET, southeast corner of Fillmore and Filbert Streets, on Lots 27 and 28 of Assessor's Block 533. To consider appeal of Preliminary Negative Declaration on proposed conversion of automobile parking and detailing garage to a retail natural foods grocery of about 11,950 square feet. Just under 5,000 square feet would be retail space; about 860 square feet would be office space; and about 6,090 square feet would consist of food storage, preparation, and display areas; bathrooms; and a loading dock. No off-street parking would be provided. Validated parking would be provided at the Lombard Garage on Moulton Street.

(Continued from Regular Meeting of August 15, 1996)

SPEAKERS: Allan Schuman, Jane Allan

ACTION: Approved. Negative Declaration was upheld.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

MOTION NO. 14190

15. 96.214CV (IONIN)
1525-35 FOLSOM STREET, east side between Norfolk and 11th Streets; Lots 53 and 54 in Assessor's Block 3521 - Request for a Conditional Use Authorization to allow an existing nonconforming nighttime entertainment use (dba the "Holy Cow") to be intensified and expanded to an upper floor and adjacent lot within the South of

Market SLR (Service/Light Industrial/Residential Mixed Use) District/60-x Height and Bulk District.

(Continued from Regular Meeting of August 15, 1996)

SPEAKERS: George Miller, Tim Hessler, Ron Vider, Jason Coleman, Robert Bernard

ACTION: Approved with conditions as amended:

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

MOTION NO. 14191

AT APPROXIMATELY 6:20 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

16. 96.393D **PUBLIC HEARING CLOSED** (BASH)
101 MANGELS AVENUE, south side between Baden and Congo Streets, Lot 001 in Assessor's Block No. 6765 - Request for Discretionary Review of Building Permit Application No. 9520211 for construction of a new three-story single-family dwelling.
(Continued from Regular Meeting of August 15, 1996)

SPEAKERS: None

ACTION: Under their discretionary review powers, the Commission disapproved this project.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

Adjournment -- 6:40 p.m.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, OCTOBER 3, 1996.

ACTION: Approved as corrected: pg 3, Commissioners' Questions and Matters, Marks: ...and asked fellow Commissioners to visit the other alternative sides sites for the Plan.; pg 5, #13, ACTION: ...apply for a new conditional use that would allow more than 20 children on the site and instructed staff to work with the sponsor and neighbors to address the retaining wall and fence issue.

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

ABSENT: Lowenberg

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, San Francisco Planning Commission, at (415) 558-6414.

SF
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/19/96
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MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
SEPTEMBER 19, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

OCT - 8 1996

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PRESENT: Commissioners Antenore, Chinchilla, Marks, Mills
ABSENT: Commissioners Joe, Lowenberg, Martin

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT CHINCHILLA AT 1:40 PM

STAFF IN ATTENDANCE: Amit Ghosh - Director of Planning, Robert Passmore - Zoning Administrator, Martha Kessler, Paul Maltzer, Eva Liebermann, Steve Shotland, Vincent Marsh, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 96.419C (GORDON)
460 CASTRO STREET, west side between Market and 18th Streets, Lot 009 in Assessor's Block 2647 - Request for a Conditional Use Authorization to convert an existing nonconforming Full-Service Restaurant to a Small Self-Service Restaurant (defined by Section 790.91 of the Planning Code) as required by Planning Code Section 186.1(c)(3)(A) within the Castro Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.
(Proposed for Continuance to October 10, 1996)

ACTION: Continued as proposed
AYES: Antenore, Chinchilla, Marks, Mills
ABSENT: Joe, Lowenberg, Martin

2. 96.159X (NIXON)
256 FRONT STREET, east side at the corner of Sacramento Street, Lot 18 in Assessor's Block 236 - Request for Determinations of compliance and exception under Section 309 of the Planning Code for the construction of a two-story building following the demolition of two buildings. The project requires an exception from freight loading requirements. The site is in a C-3-0 (Downtown Commercial Office) District and a 75-X/350S Height and Bulk District. The project site is also located within the Front-California Conservation District.
(Proposed for Continuance to October 24, 1996)

ACTION: Continued as proposed
AYES: Antenore, Chinchilla, Marks, Mills
ABSENT: Joe, Lowenberg, Martin

3. 96.345C (COLEMAN)
1970 PAGE STREET, Lot 10 in Assessor's Block 1227 - north side between Shrader and Stanyan Streets - Request for Conditional Use authorization to expand an existing conditionally permitted Community Facility (as defined by Section 209.4(a) of the Planning Code) within an RM-2 (Residential Mixed) and 40-X districts, by adding a new elevator, multi-purpose room and enclosing a second floor deck area.

(Proposed for Continuance to September 26, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Marks, Mills

ABSENT: Joe, Lowenberg, Martin

4. 96.015C (MONTAÑA)
470 WEST PORTAL AVENUE, between Sloat Blvd. at Wawona Avenue; Lot 8 in Assessor's Block 2484 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of six antennas and two transceiver equipment facilities on the roof of the existing building as part of a wireless communication network in an RH-1 (D) (Residential-Single Family Detached) District and a 40-X Height and Bulk District. The existing building, at approximately 50 feet in height, is a "non-complying structure" as it exceeds the 40 feet Height Limit. The property is being used as an office building providing "directory assistance" telephone service for the Pacific Bell phone company. The antennas and base transceiver stations are part of a wireless transmission network operated by Pacific Bell Mobile Services. The antennas would be mounted approximately 59 feet above sidewalk grade. The base transceiver stations, which measure approximately 45 inches high by 52 inches wide by 28 inches deep, would also be mounted on the roof of the subject property. Sections 260(b)(2)(l) of the Planning Code exempts antennas from the 40 foot height limit.

(Proposed for Continuance to October 17, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Marks, Mills

ABSENT: Joe, Lowenberg, Martin

5. (PASSMORE)
SOUTH OF MARKET GARBAGE ENCLOSURES -- Consideration of possible code amendments in response to concerns expressed by neighborhood residents about noise and litter caused by current garbage storage practices.

(Proposed for Continuance to September 26, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Marks, Mills

ABSENT: Joe, Lowenberg, Martin

6. 96.193D PUBLIC HEARING CLOSED (PASSMORE)
213 4TH AVENUE, west between Cornwall and Clement Streets, Lot 3 in Assessor's Block No. 1429. Request for Discretionary Review of Building Permit Application No. 9517734 proposing construction of a four story, three unit, residential building.

(Continued from Regular Meeting of August 15, 1996)

NOTE: On July 11, 1996, following testimony, the Commission closed the public hearing and continued the matter to August 15, 1996 with comments that the proposal is out of scale with surroundings. The Commission also directed that any revised plans/proposal be submitted a week in advance of next hearing to the Commission, Department staff, and DR requestor. The vote was +5 -0 with Commissioner Chinchilla absent.

NOTE: Revised plans/proposals have not been received by Department staff at the time of completion and distribution of this calendar.

(Proposed for Continuance to October 17, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Marks, Mills

ABSENT: Joe, Lowenberg, Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Patricia Vaughey, re: 1909 Union St; (2) Mary Anne Miller, re: 2029 Kirkum St demolition--the interface between Planning and the Department of Building Inspection

C. COMMISSIONERS' QUESTIONS AND MATTERS

Avery: The annual Rec/Park bus tour of the proposed open space sites, is scheduled for Saturday, 9/28/96 at 9:00 p.m. from McLaren Lodge, Fell and Stanyan Street, Golden Gate Park.

Antenore: Requested hearing on most recent FCC rulings/changes to telecommunications regulations/how FCC would effect Sutro Tower -- set for 10/3/96.

Chinchilla: Requested that all Commissioners and members of the public speak directly into the microphones.

D. DIRECTOR'S REPORT

7.

(KESSLER)

Approving Rules and Regulations for Department Revolving Fund.

SPEAKERS: None

ACTION: Approved

AYES: Antenore, Chinchilla, Marks, Mills

ABSENT: Joe, Lowenberg, Martin

RESOLUTION NO. 14192

8. DIRECTOR'S ANNOUNCEMENTS

-Ms. Barbara Sahn, Environmental Review Officer for the Planning Department and the City & County of San Francisco has resigned.

-A letter went out over the director's signature, requesting a reduction in the review time on the environmental review process for the I-Hotel.

SPEAKERS: John Bardis

9. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

BOS: None

BOA: 5th Ave. & Hugo--appears not to have accepted Commission decision for a 45% rear yard and lower building with a roof shape similar to those on 5th Ave.--the matter was continued with BOA instructions to modify plan that used averaging concept.

E. REGULAR CALENDAR

10. 92.202E/94.060E (MALTZER)

ALTERNATIVES TO REPLACEMENT OF THE EMBARCADERO FREEWAY AND TERMINAL SEPARATOR STRUCTURE.

Certification of Final Environmental Impact Report. The proposed project would construct a surface roadway along the Embarcadero between Folsom Street and Broadway. Some alternatives currently considered would also construct ramp connections to and from the Bay Bridge and the I-80/SR 101 Freeway, or modify existing ramp connections. The roadway and ramp system, along with a package of operational and surface street changes would replace the elevated Embarcadero Freeway and the ramps known as the Terminal Separator Structure, both of which were demolished after the 1989 Loma Prieta Earthquake.

(Continued from Regular Meeting of September 12, 1996)

SPEAKERS: Lee Gotshall-Maxon

ACTION: Approved as proposed.

AYES: Antenore, Chinchilla, Marks, Mills

ABSENT: Joe, Lowenberg, Martin

MOTION NO. 14193

11-13 MID-EMBARCADERO/TERMINAL SEPARATOR STRUCTURE REPLACEMENT PROJECT.

In January 1996, the San Francisco Board of Supervisors selected a plan for the Mid-Embarcadero/Terminal Separator Structure Replacement Project as the preferred alternative to replace the demolished Embarcadero Freeway and downtown ramp structures. The preferred alternative is the project.

The selected plan consists of: 1) constructing a surface roadway along the Mid-Embarcadero between Folsom Street and Broadway; 2) extending the historic streetcar line (F-line) north to Fisherman's Wharf, constructing a new light rail line south along the Embarcadero, and linking the two lines; 3) making a number of changes to surface streets to improve traffic flow to and through the downtown districts; and 4) rebuilding the I-80 Freeway off-ramps at Fourth and Fremont

Streets. The project would create over one acre (43,720 square feet) of net open space, and would facilitate construction of Rincon Point Park, but would reduce Justin Herman Plaza by approximately 1,640 square feet. The project may include construction of an underground parking garage on Assessor's Block 202 to replace existing parking.

The Planning Commission will consider the following 3 items:

11. 96.315M (LIEBERMANN/SHOTLAND)
MID-EMBARCADERO REPLACEMENT PROJECT AND TERMINAL
SEPARATOR STRUCTURE REPLACEMENT PROJECT - GENERAL PLAN
AMENDMENT. In order to approve the project, the City must amend the
General Plan so that the project is in conformity with the General Plan.
(Continued from Regular Meeting of September 12, 1996)

SPEAKERS: Mary Anne Miller

ACTION: Approved as proposed.

AYES: Antenore, Chinchilla, Marks, Mills

ABSENT: Joe, Lowenberg, Martin

RESOLUTION NO. 14194

12. 96.315R (LIEBERMANN/SHOTLAND)
MID-EMBARCADERO REPLACEMENT PROJECT AND TERMINAL
SEPARATOR STRUCTURE REPLACEMENT PROJECT. This is a General
Plan Referral on the Mid-Embarcadero Replacement Project and the Terminal
Separator Structure Project.
(Continued from Regular Meeting of September 12, 1996)

SPEAKERS: Steve Vettel, Ernestine Weiss, Norman Rolfe, Jasmine Kaw, Rod
Freebairn-Smith, Ewell Waters, Jim Haas

ACTION: Approved as proposed.

AYES: Antenore, Chinchilla, Marks, Mills

ABSENT: Joe, Lowenberg, Martin

RESOLUTION NO. 14195

13. (LIEBERMANN)
PRESENTATION OF URBAN DESIGN CONCEPT FOR THE MID-
EMBARCADERO ROADWAY AND OPEN SPACE. The Commission will
consider a resolution endorsing the concept.
(Continued from Regular Meeting of September 12, 1996)

SPEAKERS: Brois Dramoff - project architect, Steve Vettel, Ernestine Weiss, Jim
Haas, Herb Lembcke, Clare Cooper Marcus, Norman Rolfe, Lee Gotshall-
Maxon, Bob Meyers, Vernon DeMars, Carl Maletic, Christian Lackner,
Tom Jones, Clark Manis, Mary Anne Miller, Sue Hestor, Ewell Waters,
Rod Freebairn-Smith

ACTION: Following testimony, the Commission closed public hearing and
continued this matter to 10/3/96.

AYES: Antenore, Chinchilla, Marks, Mills

ABSENT: Joe, Lowenberg, Martin

14. 96.420C (BERKOWITZ)
1521 STOCKTON STREET, west side between Columbus Avenue and Union Street, Lot 3 in Assessor's Block 117 - Request for Conditional Use authorization to allow musical entertainment defined by Planning Code Section 790.38 as other Entertainment in an existing restaurant in the North Beach Neighborhood Commercial District.

SPEAKERS: None

ACTION: Approved with conditions as amended: delete last sentence of condition #5 under Exhibit A, Conditions of Approval.

AYES: Antenore, Chinchilla, Marks, Mills

ABSENT: Joe, Lowenberg, Martin

MOTION NO. 14196

15. 95.233L (MARSH)
UNION SQUARE, block bounded by Post Street to the north, Geary Street to the south, Powell Street to the west and Stockton Street to the east. Being all of Lot 1 in Assessor's Block 308. Acting on the advise of the Landmarks Preservation Advisory Board to initiate a Landmark pursuant to Section 1004 of the Planning Code. The subject property is within a P (Public)/OS (Open Space District and is designated Open Space as delineated within the Recreation and Open Space Element of the Master Plan. (Item continued for a period of up to one year from the Regular Meeting of September 21, 1995)

ACTION: Without hearing, continued indefinitely, but for longer than one year.

AYES: Antenore, Chinchilla, Marks, Mills

ABSENT: Joe, Lowenberg, Martin

16. 94.285CV (ANDRADE)
2301 MARKET STREET, Lot 34 in Assessor's Block 3563; southwest corner of Market and Noe Streets in the upper Market Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of an existing athletic club. Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13788 and subsequent off-street parking variance including but not limited to the provision of off-street parking, bicycle racks and promotion of transit use.
(Continued from Regular Meeting of August 8, 1996)

SPEAKERS: James Rosenfield

ACTION: Following testimony, the Commission continued this matter to 10/17/96 to allow further time for compliance with conditions of approval.

AYES: Antenore, Chinchilla, Marks, Mills

ABSENT: Joe, Lowenberg, Martin

17. 96.406C (GORDON)
2111 MARKET STREET, south side near Church Street, Lot 1 in Assessor's Block 3543: Request for a Conditional Use authorization to establish a Full-Service Restaurant (defined by Section 790.92 of the Planning Code) as required by Planning Code Section 721.42, within the Upper Market Street Neighborhood Commercial Zoning District and a 80-B Height and Bulk District.
(Continued from Regular Meeting of September 12, 1996)

SPEAKERS: Ron Tunnel

ACTION: Disapproved

AYES: Antenore, Chinchilla, Marks, Mills

ABSENT: Joe, Lowenberg, Martin

MOTION NO. 14197

AT APPROXIMATELY 6:00 P.M. THE PLANNING COMMISSION CONVENED INTO A DR HEARING.

18. 96.299D (PASSMORE)

2550 LYON STREET, east between Green and Vallejo Streets. Request for Discretionary Review of Building Permit Application No. 9606357. This application is for the new construction of a three story single-family dwelling.

(Continued from Regular Meeting of September 12, 1996)

ACTION: Without hearing, continued to September 26, 1996

AYES: Antenore, Chinchilla, Marks, Mills

ABSENT: Joe, Lowenberg, Martin

19. 96.429D (PASSMORE/BANALES)

118 PRENTISS STREET, west side between Powhattan and Eugenia Avenues, Lot 004 in Assessor's Block 5653 - Request for Discretionary Review of Building Permit Application No. 9607938 proposing new construction of a three-story, single-family dwelling on a vacant lot.

SPEAKERS: (con): Michael Gottlieb, Christina Althoff, Craig Stephen; (pro) David DeCeoursty - project sponsor, David Sternberg - project architect, Don Rosen, Susan, Sally Hartsell, Mrs. DeCeoursty, Gina DeCeoursty, Gregory Rosen, Terry Milne

ACTION: On 9/19/96, following testimony, the Commission closed public hearing and continued this matter to 10/17/96 with instruction to the project sponsor to re-design the project to fit within the Design Guidelines.

AYES: Antenore, Chinchilla, Marks, Mills

ABSENT: Joe, Lowenberg, Martin

Adjournment -- 6:50 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, OCTOBER 3, 1996.

ACTION: corrected: pg 5, #12 & 13, correct speaker's name Rod Freebrein Freebairn-Smith

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

ABSENT: Lowenberg

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, San Francisco Planning Commission, at (415) 558-6414.
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9/26/96

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 26, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

OCT 15 1996

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PRESENT: Commissioners Antenore, Chinchilla, Joe, Marks, Martin, Mills
ABSENT: Commissioner Lowenberg

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT CHINCHILLA AT 1:40 PM

STAFF IN ATTENDANCE: Amit Ghosh - Director of Planning, Robert Passmore - Zoning Administrator, Alec Bash, Kelly Pepper, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 96.282E (D.WONG)

1530 FELL STREET & 1631 HAYES STREET, HAMILTON FAMILY CENTER TRANSITIONAL HOUSING: North side of Fell Street, south side of Hayes Street, between Lyon Street and Central Avenue, Lot 11 in Assessor's Block 1207. Appeal of Preliminary Negative Declaration. Proposed new construction of a facility containing 9 apartments, 16 sleeping rooms, child care, cooking, dining, recreation and office space to serve as transitional housing for homeless families, within two four-story buildings connected by an open courtyard. The project would encompass a total of 26,960 square feet of building area, on a 13,750 square foot lot that is currently vacant. The zoning of the property is RH-3 (Residential, Three-Family) with a height limit of 40 feet.

(Proposed for Continuance to October 17, 1996)

SPEAKER: Mary Helen Briscoe

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

ABSENT: Lowenberg

2. 96.299D (PASSMORE)

2550 LYON STREET, east between Green and Vallejo Streets. Request for Discretionary Review of Building Permit Application No. 9606357. This application is for the new construction of a three story single-family dwelling.

(Continued from Regular Meeting of September 19, 1996)

(Proposed for Continuance to ~~September 19~~ October 3, 1996)

ACTION: Continued as amended

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

ABSENT: Lowenberg

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Patricia Vaughey, re: -The Commission is invited to a Neighborhood Association quarterly meeting on 10/16, at 7pm, St. Dominick's Church, -Rap Works has applied for sidewalk uses prior to applying to the City for a building permit or submitting drawings/plans, -appeal of the Pixsley/Greenwich variance; (2) Eric Albranda, re: GTE antenna site at 1300 26th Avenue--the site is still in operation after being told to close down.

C. COMMISSIONERS' QUESTIONS AND MATTERS
NONE

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

- Introduced two new interns from France: David Meyer and Claude Pinel
- The I-Hotel EIR supplemental is in Commission packets and available for public review
- There will be a combined EIS/EIR for Treasure Island

4. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

- BOS:** -Planning Code Amendments considering proposed elderly housing at 3rd & Armstrong--passed on to the full Board
- Redevelopment Agency survey area in North of Market, probably continued
- *** -initial letter sent to property owners regarding un-reinforced masonry buildings caused confusion and concerns--a second letter will be sent to resolve these problems.

E. REGULAR CALENDAR

5. (PASSMORE)

SOUTH OF MARKET GARBAGE ENCLOSURES -- Consideration of possible code amendments in response to concerns expressed by neighborhood residents about noise and litter caused by current garbage storage practices.

(Continued from the Regular Meeting of September 19, 1996)

**SPEAKERS: Jim Hutchinson - Deputy Director Department of Building Inspection,
Gerrie Scott**

ACTION: Informational only. Requests/Instructions: The Planning Commission would like Mr. Hutchinson to request that his Department/Commission look into requiring a "common room" to store receptacles in future multi-unit, residential-ownership buildings. It was suggested that maybe this matter could be calendared at a meeting of the Building Code Advisory Committee--discussion could include addressing which code future possible legislation should be included.

6. 96.345C (COLEMAN)
1970 PAGE STREET, Lot 10 in Assessor's Block 1227, north side between Shrader and Stanyan Streets - Request for Conditional Use authorization to expand an existing conditionally permitted Community Facility (as defined by Section 209.4(a) of the Planning Code) within an RM-2 (Residential Mixed) and 40-X districts, by adding a new elevator, multi-purpose room and enclosing a second floor deck area. (Continued from Regular Meeting of September 19, 1996)

SPEAKERS: (pro): Charlie Anderson - project sponsor; (con): Joe Konopka

ACTION: Approved with conditions as amended: add condition #5 to read: The Applicant shall appoint a community liaison officer to address issues and matters of concern of nearby neighbors. The Applicant shall report the name and telephone number of this officer to the Zoning Administrator for reference.

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

ABSENT: Lowenberg

MOTION NO. 14198

7. 96.430C (ZWIERZYCKI)
1450 PHELPS STREET, Assessor's Block 5320, Lot 34, west side between Palou and Oakdale Avenues - Request for Conditional Use authorization to expand an existing 6 bed Residential Care Facility to an 8-bed facility (under Section 209.3(c) of the Planning Code) within an RH-2 (House-Two Family) District.

SPEAKERS: None

ACTION: Approved with conditions as drafted.

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

ABSENT: Lowenberg

MOTION NO. 14199

8. (MONTAÑA PEPPER)
WIRELESS TELECOMMUNICATIONS SERVICES FACILITIES SITING ZONING TEXT AMENDMENTS (MORATORIUM). The Board of Supervisors, by Resolution 635-96, urged the Planning Commission to initiate interim zoning text amendments to limit the approval of installation of wireless telecommunications services (WTS) facilities on certain locations in certain Residential (RH-1, RH-1(D), RH-2, RH-3 RM-1, RM-2 and RM-3) Districts and in certain small scale mixed Residential/Commercial (RC-1 and RC-2) Districts. The Planning Commission held a public hearing on such a proposal on August 15, 1996 and decided to remove the references to the RC-1 and RC-2 Districts because they do not exist (they are not mapped on any land in the City). The Commission approved the amended Resolution No.14183 but did not have before them an ordinance approved by the

City Attorney reflecting the change. The City Attorney has prepared and approved such an ordinance and the Commission will now hold a public hearing to receive comments on the amended ordinance. The Commission would rescind Resolution 14183 and by a new resolution will initiate the new ordinance. The proposed interim zoning text amendment would remain in effect up to 18 months or until such time as a Telecommunications Facilities Plan amendment to the Community Facilities Element of the General Plan is adopted. For copies of the draft Planning Code text amendments (moratorium), please contact planner Susana Montaña at 558-6421.

(Continued from Regular Meeting of September 5, 1996)

SPEAKERS: Eric Albranda, Carolyn Caine, Patricia Vaughney, John Bardis, Philip Carlton, Rosie Deerman

ACTION: Approved as drafted.

AYES: Antenore, Chinchilla, Joe, Marks, Martin

NOES: Mills

ABSENT: Lowenberg

RESOLUTION NO. 14200

9. 96.008C (MONTAÑA PEPPER)
6-8 LOCKSLEY AVENUE AT 6TH AVENUE; LOT 3 IN ASSESSOR'S BLOCK 2636

- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of six antennas on the roof of the Sunset Towers apartment building along with two transceiver equipment facilities as part of a wireless communication network in an RM-4 (Residential-Mixed, High Density) District and a 40-X Height and Bulk District. The existing building, at 117 feet in height, is a non-complying structure because it exceeds the 40 foot height limit. Section 260(b)(2)(I) exempts telecommunications antennas from the height limit of a particular zoning district. The antennas and base transceiver stations are part of a wireless transmission network operated by Pacific Bell Mobile Services. Each antenna measures five feet high by approximately six inches wide. The antennas would be mounted approximately 113 feet above sidewalk grade. The base transceiver stations measures approximately 45 inches high by 52 inches wide by 28 inches deep.

(Continued from Regular Meeting of September 5, 1996)

NOTE: On July 11, 1996, following testimony, the Commission closed public hearing and continued the matter to August 15, 1996 by a vote of +5 -0. Commissioner Lowenberg was excused.

SPEAKERS: Lynn Bunim - project sponsor team, Mark Butler - project sponsor team, John Bardis, Patricia Vaughney, Carolyn Caine, Eric Albranda

ACTION: Approved with conditions as drafted.

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

ABSENT: Lowenberg

MOTION NO. 14201

AT APPROXIMATELY 3:40 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

615 LOS PALMOS DRIVE, south side between Hazelwood Avenue and Lulu Alley, Lot 043 in Assessor's Block 3054 - Request for Discretionary Review of Building Permit Application No. 9610391 proposing the construction of a new deck at the rear of the existing building.

SPEAKERS: (con): Maurice Horn - DR requestor, Guy Horn, Mrs. Horn; (pro):

Norman Hearst - project sponsor, Bill Pasturlinsky - project architect

ACTION: Under their discretionary review powers, the Commission approved this project as proposed.

AYES: Antenore, Chinchilla, Marks, Mills

NOES: Joe and Martin

ABSENT: Lowenberg

11. 96.512D (PASSMORE)

885 BRYANT STREET, southeast corner of Bryant and Gilbert Streets, Lot 039 in Assessor's Block 3779 - Request for Discretionary Review of Building Permit Application No. 9605878 proposing to install a coffee shop and wholesale establishment for coffee beans. This building is in an SLI (Service, Light Industrial) South of Market Zoning District.

SPEAKERS: (con): Barbara Herzick - rep of DR requestor, Michael Latani, Gerrie Scott - DR requestor; (pro): Alice Barkley - rep of project sponsor, Darryl Aoi

ACTION: Following testimony, the Commission closed public hearing and continued this matter to 10/10 with instruction that the absent Commissioner review the hearing tape and case material prior to final action.

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

ABSENT: Lowenberg

Adjournment -- 5:00 P.M.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, OCTOBER 10, 1996.

ACTION: Approved as drafted.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, San Francisco Planning Commission, at (415) 558-6414.

092696M

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 3, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

NOV 06 1996

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PUBLIC LIBRARY

PRESENT: Commissioners Antenore, Chinchilla, Joe, Marks, Martin, Mills

ABSENT: Commissioner Lowenberg

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT CHINCHILLA AT 1:38 PM

STAFF IN ATTENDANCE: Amit Ghosh - Director of Planning, Robert Passmore - Zoning Administrator, Gerald Green, Susana Montaña, Kelly Pepper, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. (LIEBERMANN)

URBAN DESIGN CONCEPT FOR THE MID-EMBARCADERO OPEN SPACE. The Commission will review and comment on the open space concept design and consider a resolution of endorsement.

(Continued from Regular Meeting of September 19, 1996)

(Proposed for continuance to October 10, 1996)

ACTION: Continued as proposed.

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

ABSENT: Lowenberg

2. 96.246C (BILLOVITS)

1855 HAIGHT STREET, south side of the street between Stanyan and Shrader Streets, Lot 16 in Assessor's Block 1249 - Request for a Conditional Use Authorization to alter an existing building to establish a record store of approximately 24,000 gross square-feet in the Height Street Neighborhood Commercial Zoning District (as required by Section 121.2 of the Planning Code) and a 40-X Height and Bulk District.

(Proposed for continuance to October 17, 1996)

ACTION: Continued as proposed.

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

ABSENT: Lowenberg

3. 96.450C (GORDON)

1909B UNION STREET, on the south side between Buchanan and Laguna Streets, Lot 37 in Assessor's Block 0542 - Request for Conditional Use Authorization to

amend City Planning Commission Conditional Use Authorization No.94.495C/Motion No. 13765 to allow an addition of eight seats to an existing Large Fast-Food Restaurant (defined by Planning Code Section 790.90) within the Union Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District. The previous conditional use authorization for a restaurant restricted the establishment to a total of nine seats.

(Proposed for continuance to November 7, 1996)

ACTION: Continued as proposed.

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

ABSENT: Lowenberg

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Ramona Albright, re: -Welcome to Commissioner Antenore, -Proliferation of electromagnetic radiation in SF; (2) Roberta Caravelli, re: Commend the Department on procedures and process. With this department, feel her civil rights have been protected on due process.; (3) Eric Albronda, re: Future antenna sites in the Sunset could be located on the Sunset Towers apartment building; (4) Patricia Vaughney, re: requested notification of any applications that came in on 2401 California/1750 Divisadero for Starbucks for the purpose of filing discretionary review--an application was filed and she was not notified. There needs to be better coordination between the Planning and Building departments on application intake and public notifications; (5) Margaret Verges, re: Process and information on expansion of electromagnetic transmitting equipment.

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of adoption -- draft minutes from 9/5/96, 9/12/96 and 9/19/96.

ACTION: Approved as corrected: 9/5/96: pg 4, #9, SPEAKERS: None
9/12/96: pg 3, Commissioners' Questions and Matters, Marks: ...and asked fellow Commissioners to visit the other alternative sites sites for the Plan.; pg 5, #13, ACTION: ...apply for a new conditional use that would allow more than 20 children on the site and instructed staff to work with the sponsor and neighbors to address the retaining wall and fence issues.

9/19/96: pg 5, #12 & 13, correct speaker's name Rod Freebrein Freebairn-Smith

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

ABSENT: Lowenberg

D. DIRECTOR'S REPORT**5. DIRECTOR'S ANNOUNCEMENTS**

-Introduced a report by Michael Wall, Director, Social Services Department regarding the Reduction of the AFDC Program.

-Revised Department's estimated revenues for this year, and believe that there will be about \$300,000 more work than we currently have resources to handle. Would like to go forward with the process to hire more staff.

-We are preceding with the process to hire of the Environmental Review Officer.

-Responding to a request by Commissioner Mills on the possible use of large parking areas associated with single use sites as appropriate sites for housing. Stated that the General Plan speaks strongly to this issue, and requires the Department to promote mixed use and identify these sites as opportunity sites for mixed use/housing uses.

-Introduced a memo from him to Department staff suggesting that small procedural changes can help the Department – requested Commission feedback.

SPEAKER: Roberta Caravelli

6. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

BOS: None

BOA: DR case at 2850 Union Street--upheld CPC decision but allowed a metal railing deck on the property line and removed the fixed planter box.

E. REGULAR CALENDAR

7. Information reports only. No action to be taken by the Commission at this time.

A. Report by the City Attorney's Office and the Department of Planning concerning recent Federal Communication Commission regulations adopted for the installation and operation of wireless telecommunication, radio, and television transmission facilities.

SPEAKERS: Julia Friedlander - Deputy City Attorney, Larry Garde - Department of Electricity & Telecommunications/Department of Telecommunications & Information Services, Richard Lee - Department of Public Health, Patricia Vaughney, Roberta Caravelli, Ramona Albright, Margaret Verges, Erica Zweig, John Bardis Philip Carleton, George Robertson

ACTION: Informational only. Although no action was taken, the Commission issued the follow concerns: Commissioners expressed that DPH needed and should buy the more sophisticated equipment to measure exact frequencies of antennae equipment in order to take measurements at WTS installations and be able to review the results against FCC standards. It was also expressed that DPH should do periodic spot checks and measurements at some locations. The Chair informed the

public and Commission that the FCC has an on-line Fact Sheet which explains the new FCC standards and the role local jurisdictions have. It identifies and responds to safety concerns. There is also a phone number for calling in complaints or notices of violations for FCC enforcement. The website address for the FCC is: www.fcc.gov/oet and the information is in the "headlines" section and is found in "Fact Sheet 2".

- B. Report by the Zoning Administrator concerning prior conditional use authorizations and related action by the Planning Commission concerning the Mount Sutro Television Tower, and rulings of the Zoning Administrator concerning permit review procedures for the proposed addition of advanced television antenna on the Tower.

SPEAKERS: Margaret Verges, Ramona Albright, Roberta Caravelli, John Bardis

ACTION: Informational only. No action taken.

8. (PASSMORE)
Review of Permit Processing and Violation abatement coordination activities between the Department of Planning and the Department of Building Inspection.

SPEAKERS: Roberta Caravelli

ACTION: Informational only. No action taken.

9. 96.040C (BERKOWITZ)
2410-2412 CLEMENT STREET, Lot 14 in Assessor's Block 1408, north side between 25th and 26th Avenues: Request for Conditional Use authorization to construct two dwelling units without required off-street residential parking (Section 161(j) of Planning Code) by expanding an existing one story commercial building located in the Outer Clement Street Neighborhood Commercial District.
(Continued from Regular Meeting of September 5, 1996)

NOTE: On June 6, 1996, following testimony, the Commission closed public hearing and continued the matter to 7/11/96 by a vote of +6 -0. Commissioner Mills absent. Since 6/6/96, this item has been calendared and continued a number of times without further hearing.

ACTION: On calendar in error. On 9/5/96, the Commission continued to 10/10/96.

10. 96.451C (ZWIERZYCKI)
412 PRESIDIO AVENUE, (within a building also addressed 3275 & 3277 Sacramento Street), Assessor's Block 1022, Lot 018, east side between Sacramento and California Streets - Request for Conditional Use authorization to establish a business or professional service activity (as defined by Section 790.108) on the ground floor of a two story building in the Sacramento Street Neighborhood Commercial District.

SPEAKERS: None

ACTION: Approved with conditions as drafted.

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

ABSENT: Lowenberg

MOTION NO. 14202

11. 95.481C (BILLOVITS)

5411 THIRD STREET, east side of the street between Wallace and Yosemite Avenues, Lot 17 in Assessor's Block 5413: Request for a Conditional Use Authorization to develop a lot in excess of 10,000 square-feet by constructing a large fast-food restaurant with drive-up window service and 42 off-street parking spaces (in excess of 150% of the required number of spaces) in the NC-3, Moderate-Scale Neighborhood Commercial Zoning District and the Third Street Special Use District (as required by Sections 121.1, 204.5, 249.14(b)(2) and 712.43 of the Planning Code), and a 40-X Height and Bulk District.

(Continued from Regular Meeting of September 12, 1996)

SPEAKERS: Harry O'Brien - rep of project sponsor, Elmo Mignani - project site owner, Lawrence Malia - project site owner, David Williams, Consuelo Bradford, Hazel Walker, Pastor Walker, Derick Smith, Al Williams

ACTION: Following testimony, the Commission closed public hearing and continued the matter to 10/17/96 with instructions that the project sponsor, neighborhood representatives, and Department staff should meet to explore possible mixed uses in conjunction with the proposed project on this site.

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

ABSENT: Lowenberg

12. 95.521C (MONTANA)

1580 VALENCIA STREET, west side of Valencia Street between Duncan and Cesar Chavez Streets; Lot 1 in Assessor's Block 6575 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine antennas along the roofline/parapet of an existing 105 feet tall building and installation of a transceiver equipment facility on the ground between the office building and parking garage in an RH-2 (Residential-House, Two Family) District and a 105-E Height and Bulk District. The property is being used as a medical office building associated with the adjacent St. Luke's Hospital which is a conditional use in an RH-2 District, pursuant to Section 209.3(a) of the Planning Code. The antennas and base transceiver stations are part of a wireless cellular telephone transmission network operated by GTE Mobilnet. The top of the building (parapet) measures 105 feet from the sidewalk and the top of the antennas would be approximately 102 feet above the sidewalk. The base transceiver stations, which measures 10 feet high by 10 feet wide by 20 feet long, would be constructed on the ground of the subject property and would not remove any off-street parking.

(Without hearing, continued from the Regular Meeting of July 18, 1996)

(Continued from Regular Meeting of August 22, 1996)

SPEAKERS: None

ACTION: Approved with conditions as drafted.

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

ABSENT: Lowenberg

MOTION NO. 14204

13. 96.382C (MONTAÑA)
1300 - 26TH AVENUE, southeast corner at Irving Street; Lot 44 in Assessor's block 1780 - Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of nine antennas on the roof of the building along with a base transceiver unit equipment room (BTU) to be installed on the ground floor within the building as part of a wireless cellular telephone communication network in an NC-2 (Small Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The existing building, a six story building approximately 72 feet in height, exceeds the 40 foot height limit. The property is being used as ground floor commercial (a meat market), storage and parking, with five levels of residential space containing 28 apartments above. The antennas and base transceiver station were installed in 1995 with a permit and are now operating as part of a wireless transmission network operated by GTE Mobilnet. Subsequent to the installation of the facility, the Project Sponsor was required by the City to request conditional use authorization by the Planning Commission to continue to operate the equipment. Each antenna measures four feet high by approximately 18 inches wide and would be attached to the rooftop penthouse located approximately 72 feet above sidewalk grade. Section 260(b)(2)(l) of the Planning Code exempts antennas from the 40 foot height limit although it does not exempt the BTU which, measuring approximately 15 feet by 20 feet, will be installed within the building at the ground floor.

(Continued from Regular Meeting of August 22, 1996)

SPEAKERS: (Project team): Laura Altschul, Peggy O'Laughlin, Dan Sullivan, Dane Ericksen; (con): Ramona Albright, Erica Zweig, George Robertson, Margaret Verges, Barbara Cowell, Eric Albronda, Zane Blaney, Philip Carleton; (pro): Enrique Sigui

ACTION: Approved with conditions as drafted

AYES: Chinchilla, Joe, Martin, Mills

NOES: Antenore and Marks

ABSENT: Lowenberg

MOTION NO. 14203

14. 96.288D (PASSMORE)
240 HYDE STREET, east between Bay and Francisco Streets, Lot 025 in Assessor's Block No. 0049 - Request for Discretionary Review of Building Permit Application No. 9603728 for a proposal to legalize the construction of a roof deck over an 11.5 feet deep by 15 feet wide, one story rear addition. The deck has a 42 inch height guard rail around it in conjunction with planter boxes at the edge of the roof deck.

ACTION: Without hearing, continued to November 7, 1996

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

ABSENT: Lowenberg

15. 96.473D (PASSMORE)
2550 FILBERT STREET, north side between Divisadero and Scott Streets, Lot 010 in Assessor's Block 0944 - Request for Discretionary Review of Building Permit

Application No. 9613372 for the installation of a new chimney flue and a metal and glass skylight on the roof of the subject three-story, single-family dwelling.

ACTION: The DR request was withdrawn prior to hearing.

Adjournment -- 7:10 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, OCTOBER 17, 1996.

ACTION: Approved as drafted

AYES: Anteore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, San Francisco Planning Commission, at (415) 558-6414.

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#21

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
OCTOBER 10, 1996

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

NOV 06 1996

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PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:35 PM

STAFF IN ATTENDANCE: Amit Ghosh - Director of Planning, Robert Passmore - Zoning Administrator, Larry Badiner, Eva Liebermann, Evan Rose, Bill Wycko, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

- 1a. 96.377C (BANALES)
1340 CLAY STREET, north side between Priest and Reed Streets; Lot 49 in Assessor's Block 215 - Request for Conditional Use authorization for the expansion of the penthouse level of a residential building exceeding forty feet in height in an RM-3 (Residential-Mixed, Medium Density) and 65-A Height and Bulk District. The project also includes a variance request to allow expansion of the penthouse level into the required rear yard.
(Proposed for continuance to October 17, 1996)

ACTION: Continued as proposed.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

- 1b. 96.377V (BANALES)
1340 CLAY STREET, Section 134(a)(1) of the Planning Code requires a minimum rear yard depth for the subject property of 24.375 feet for the northeastern portion of the property. The proposed addition at the northeastern facade would extend to within 16 feet of the rear property line.
(Proposed for continuance to October 17, 1996)

ACTION: Continued as proposed.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

2. 96.319C (ANDRADE)
2548 CALIFORNIA STREET, Lot 94 in Assessor's Block 634; north side between Pierce and Steiner Streets in the Fillmore Street Neighborhood Commercial District - Request for Conditional Use Authorization to establish a ground-floor, retail use

exceeding 2500 square feet within a new mixed use building in the Upper Fillmore Neighborhood Commercial District/40-X Height and Bulk District. The project would replace an existing, two family building with a building (fronting on California Street) containing a residence over a retail use, and a rear building containing a dwelling unit over garage.

(Proposed for continuance to December 5 12, 1996)

ACTION: Continued as amended.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Patricia Vaughey, re: Expressed concern that Boston Market at 1750 Divisadero has not responded to her concerns about security, hiring from the local community, landscaping, and exterior building appearance. The restaurant has been operating for about a week. Department has been instructed to review and respond on 10/17/96.

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption: Draft Minutes of September 26, 1996.

ACTION: Approved as drafted.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

Mills: Requested of Mr. Passmore a response to various items shown on the Commissioner's "Action List"

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

-The full Board approved the Fulton Street Mall--the Commission's first amendment to the General Plan.

5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

None

E. REGULAR CALENDAR

6. 96.512D (PASSMORE)
885 BRYANT STREET, southeast corner of Bryant and Gilbert Streets, Lot 039 in Assessor's Block 3779 - Request for Discretionary Review of Building Permit

Application No. 9605878 proposing to install a coffee shop and wholesale establishment for coffee beans. This building is in an SLI (Service, Light Industrial) South of Market Zoning District.

(Continued from the Regular Meeting of September 26, 1996)

NOTE: On September 26, 1996, following testimony, the Commission closed public hearing and continued this matter to 10/10 by a vote of +6 -0. Commissioner Lowenberg was absent. The Commission instructed that the absent Commissioner review the hearing tape and case material prior to final action.

ACTION: Without hearing, continued to October 17, 1996.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

7. (BADINER)

TRANSBAY CONCEPT PLAN, - PROPOSED ENDORSEMENT OF PRELIMINARY PLAN. Informational Hearing and City Planning Commission comment on the Transbay Concept Plan. Commission consideration of a resolution finding the Transbay Preliminary Redevelopment Plan in general conformity with the General Plan, setting the boundaries of the Transbay Redevelopment Project Area, and forwarding the Preliminary Plan to the San Francisco Redevelopment Agency.

SPEAKERS: Jim West, Norman Rolfe, Bernie Choden, Theresa Rae, Clark Manus, Judy Boyajian- Deputy City Attorney

ACTION: Approved

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

RESOLUTION NO. 14205

8. (LIEBERMANN)

URBAN DESIGN CONCEPT FOR THE MID-EMBARCADERO OPEN SPACE. The Commission will review and comment on the open space concept design and consider a resolution of endorsement.

(Continued from Regular Meeting of October 3, 1996)

SPEAKERS: Ernestine Weiss, Mario Ciampi, Vernon DeMars, Carl Maletic, Lawrence Livingston, Jim McCarthy, Michael Neuman, Tom Flowers, R.K. Stewart, Steve Vettel, Rod Freebairn-Smith, Lee Gotshall-Maxon, Eula Walters, Jim Haas

ACTION: Approved, while also instructing staff to draft a resolution for Commission consideration and possible adoption that would urge the Board of Supervisors to re-consider a paired roadway.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

RESOLUTION NO. 14206

9. 96.040C (BERKOWITZ)

2410-2412 CLEMENT STREET, Lot 14 in Assessor's Block 1408, north side between 25th and 26th Avenues: Request for Conditional Use authorization to construct two dwelling units without required off-street residential parking (Section 161(j) of Planning Code) by expanding an existing one story commercial building located in the Outer Clement Street Neighborhood Commercial District.
(Continued from Regular Meeting of September 5, 1996)

NOTE: On June 6, 1996, following testimony, the Commission closed public hearing and continued the matter to 7/11/96 by a vote of +6 -0. Commissioner Mills absent. Since 6/6/96, this item has been calendared and continued a number of times without further hearing.

SPEAKERS: Rose Tsi

ACTION: Following testimony, the Commission passed a motion of intent to approve with conditions allowing up to 2 units with roof line, facade and front window treatment changes. Final language before the Commission on 10/17/96.

AYES: Antenore, Joe, Lowenberg, Marks, Martin, Mills

ABSENT: Chinchilla

10. 96.459C (BERKOWITZ)
2504-8 SACRAMENTO STREET, (aka 2201 Fillmore Street), Assessor's Block 630, Lot 9, northwest corner at Fillmore Street - Request for Conditional Use authorization to amend a previous authorization (83.621V, Motion No.9941) to allow for establishment of a restaurant at the basement and street levels. The previous authorization in 1984 limited occupancy of a restaurant to the basement level with the street level occupied by a bar. The project site contains a one story over basement building within the Upper Fillmore (NCD).

SPEAKERS: David Harper, Harry O'Brien

ACTION: Approved with conditions as drafted.

AYES: Antenore, Joe, Lowenberg, Marks, Martin, Mills

ABSENT: Chinchilla

MOTION NO. 14207

11. 96.419C (GORDON)
460 CASTRO STREET, west side between Market and 18th Streets, Lot 9 in Assessor's Block 2647 - Request for a Conditional Use Authorization to convert an existing nonconforming Full-Service Restaurant to a Small Self-Service Restaurant (defined by Section 790.91 of the Planning Code) as required by Planning Code Section 186.1(c)(3)(A) within the Castro Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of September 26, 1996)

ACTION: Without hearing, continued to November 14, 1996.

AYES: Antenore, Joe, Lowenberg, Martin, Mills

ABSENT: Chinchilla and Marks

12. 95.472C (GREEN)
3201 CALIFORNIA STREET, Lot 01 in Assessor's Block 132 - Request for Conditional Use Authorization to construct a two story (over basement level parking) commercial building (approximately 24,000 gross sq. ft.) exceeding the use size limits (Section 711.21) designed for occupancy on two floors by the S.F. Firemen Credit Union (defined by Section 790.110 as a Financial Service) on a lot larger in size than 10,000 sq. ft. (Section 711.11) within an NC-2 (Small Scale) Neighborhood Commercial District/40-X Height and Bulk District.

SPEAKERS: Alice Barkley

ACTION: Approved with conditions as amended: EXHIBIT A, CONDITIONS OF APPROVAL, General, #1, last sentence should read: The Maximum height of the building shall not exceed 36' to the high point of the roof and at the top of the parapet.; EXHIBIT A, CONDITIONS OF APPROVAL, Design, #7 should read: The project sponsor shall apply for an encroachment permit from the Department of Public Works to install planting material adjacent to the building, especially next to the garage entrance and the main entrance of the building.

AYES: Antenore, Joe, Lowenberg, Marks, Martin, Mills

ABSENT: Chinchilla

MOTION NO. 14208

13. 96.298D (PASSMORE)

66 FOUNTAIN STREET, Lot 11 in Assessor's Block No. 6501 - Request for Discretionary Review of Building Permit Application No. 9601886 proposing construction of two single family dwellings on the lot. The buildings will be three stories high and will have a six foot separation between them.

(Continued from the Regular Meeting of September 5, 1996)

NOTE: On 9/5/96, following testimony, the Commission continued the matter to 10/10/96 instructing the project sponsor to work with Department staff on the project design. The vote was +6 -0, with Commissioner Martin absent.

ACTION: On 10/10/96, prior to hearing, the Discretionary Review request was withdrawn.

Adjournment -- 5:05 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, OCTOBER 24, 1996.

ACTION: pg 2, PUBLIC COMMENT, delete last two lines; pg 2, COMMISSIONER'S QUESTIONS AND MATTERS, comments by Commissioner Mills should read: Requested of Mr. Passmore a response to various items shown on the Commissioner's "Action List"; pg 3, #8, **ACTION** should read: Approved, while also instructing staff to draft a resolution for Commission consideration and possible adoption that would urge the Board of Supervisors to re-consider a paired roadway.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases may be appealed to the Board of Appeal within 15 days of disposition on the subject building permit by the Department of Building Inspection. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, San Francisco Planning Commission, at (415) 558-6414.
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MINUTES OF THE SPECIAL MEETING
OF THE
SAN FRANCISCO
PLANNING COMMISSION

THURSDAY
OCTOBER 17, 1996
ROOM 430, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
12:00 P.M.

DOCUMENTS DEPT.

NOV 14 1996

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 12:20 PM

STAFF IN ATTENDANCE: Linda Avery - Commission Secretary

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

SPEAKER: Lois Scott

B. EXECUTIVE SESSION:

1. Appointment of Department Head: The Commission will meet to discuss the selection of Director of Planning.

ACTION: None. During the Commission's Regular Meeting on this date, they (the Commission) passed a motion not to disclose what took place in Executive Session.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

Adjournment -- 1:40 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, NOVEMBER 7, 1996.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

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**MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY
OCTOBER 17, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:45 PM

STAFF IN ATTENDANCE: Amit Ghosh - Director of Planning, Robert Passmore - Zoning Administrator, May Fung, Paul Maltzer, Diane Wong, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 96.193D **PUBLIC HEARING CLOSED** (PASSMORE)
213 4TH AVENUE, west between Cornwall and Clement Streets, Lot 3 in Assessor's Block No. 1429. Request for Discretionary Review of Building Permit Application No. 9517734 proposing construction of a four story, three unit, residential building.
(Continued from Regular Meeting of September 19, 1996)
NOTE: On July 11, 1996, following testimony, the Commission closed the public hearing and continued the matter to August 15, 1996 with comments that the proposal is out of scale with surroundings. The Commission also directed that any revised plans/proposal be submitted a week in advance of next hearing to the Commission, Department staff, and DR requestor. The vote was +5 -0 with Commissioner Chinchilla absent.
(Proposed for continuance to November 7, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

2. 96.015C (MONTAÑA/PEPPER)
470 WEST PORTAL AVENUE, between Sloat Blvd. at Wawona Avenue; Lot 8 in Assessor's Block 2484 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of six antennas and two transceiver equipment facilities on the roof of the existing building as part of a wireless communication network in an RH-1 (D) (Residential-Single Family Detached) District and a 40-X Height and Bulk District. The existing building, at approximately 50 feet in height, is a "non-complying structure" as it exceeds the 40 feet Height Limit. The property is being used as an office building providing "directory assistance"

telephone service for the Pacific Bell phone company. The antennas and base transceiver stations are part of a wireless transmission network operated by Pacific Bell Mobile Services. The antennas would be mounted approximately 59 feet above sidewalk grade. The base transceiver stations, which measure approximately 45 inches high by 52 inches wide by 28 inches deep, would also be mounted on the roof of the subject property. Sections 260(b)(2)(l) of the Planning Code exempts antennas from the 40 foot height limit.

(Continued from Regular Meeting of September 19, 1996)

(Proposed for continuance to November 21, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Patricia Vaughney, re: On Tuesday, she filed for discretionary review of Starbucks at 1750 Divisadero for security at night, landscape concerns, and hiring from the community; (2) Marion Aird, re: Legalizing illegal units--article from the New York Times on the dangers of this.; (3) Geri Scott, re: 885 Bryant Street (#17 on today's calendar)--feels the item is on calendar illegally because the notice does not indicate that alcoholic beverages would be for sale in this restaurant use.

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption: Draft Minutes of October 3, 1996.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

None

5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

-Report on 1750 Divisadero (Boston Market)

[Commissioner Lowenberg requested a report next week on what happens at the Government Efficiency meeting and what Supervisor Katz is doing and how we can best work with her.]

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

6. 96.040C (BERKOWITZ)

2410-2412 CLEMENT STREET, Lot 14 in Assessor's Block 1408, north side between 25th and 26th Avenues: Request for Conditional Use authorization to construct two dwelling units without required off-street residential parking (Section 161(j) of Planning Code) by expanding an existing one story commercial building located in the Outer Clement Street Neighborhood Commercial District.
(Continued from Regular Meeting of October 10, 1996)

NOTE: On October 10, 1996, following testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote of +6 -0. Commissioner Chinchilla absent.

ACTION: Without hearing, continued to October 24, 1996.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

F. REGULAR CALENDAR

7. 96.418C (COLEMAN)

291 10TH STREET, Lot 16 in Assessor's Block 3518, east side between Howard and Folsom Streets: Request for Conditional Use authorization to permit establishment of a residential care facility for up to 100 persons in an SLR (Service/Light-Industrial/Residential) Mixed Use District with a 50-X Height and Bulk Designation.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14209

8. 96.410EMT (HORTON/GREEN)

ALONG THE EMBARCADERO, KING STREET FROM THE EMBARCADERO TO 3RD STREET, AND ON JEFFERSON AND BEACH STREETS -- Consideration of a request to initiate proposed amendments to the Northeastern Waterfront Plan of the General Plan, and Planning Code Section 603 (J) to allow general advertising signs in San Francisco MUNI transit stations to be constructed as a part of the Waterfront projects.

SPEAKERS: Peter Strouss

ACTION: Approved as drafted. Public hearing scheduled for 11/14/96.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

RESOLUTION NO. 14210--General Plan Referral

RESOLUTION NO. 14223--Text Amendment

9. 95.481C (BILLOVITS)

5411 THIRD STREET, east side of the street between Wallace and Yosemite Avenues, Lot 17 in Assessor's Block 5413: Request for a Conditional Use Authorization to develop a lot in excess of 10,000 square-feet by constructing a large fast-food restaurant with drive-up window service and 42 off-street parking spaces (in excess of 150% of the required number of spaces) in the NC-3, Moderate-Scale Neighborhood Commercial Zoning District and the Third Street

Special Use District (as required by Sections 121.1, 204.5, 249.14(b)(2) and 712.43 of the Planning Code), and a 40-X Height and Bulk District.

(Continued from Regular Meeting of September 12, 1996)

NOTE: On 10/3/96, following testimony, the Commission closed public hearing and continued the matter to 10/17/96 with instructions that the project sponsor, neighborhood representatives, and Department staff should meet to explore possible mixed uses in conjunction with the proposed project on this site. The vote was +6 -0 with Commissioner Lowenberg absent.

ACTION: Without hearing, continued to November 7, 1996.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

10. 96.282E (D.WONG)

1530 FELL STREET & 1631 HAYES STREET, HAMILTON FAMILY CENTER

TRANSITIONAL HOUSING: North side of Fell Street, south side of Hayes Street, between Lyon Street and Central Avenue, Lot 11 in Assessor's Block 1207. **Appeal of Preliminary Negative Declaration.** Proposed new construction of a facility containing 9 apartments, 16 sleeping rooms, child care, cooking, dining, recreation and office space to serve as transitional housing for homeless families, within two four-story buildings connected by an open courtyard. The project would encompass a total of 26,960 square feet of building area, on a 13,750 square foot lot that is currently vacant. The zoning of the property is RH-3 (Residential, Three-Family) with a height limit of 40 feet.

(Continued from Regular Meeting of September 26, 1996)

SPEAKERS: (pro): Tony Sherman; (con): Mike Saracina, Barry McKenna, Kimberly Hathaway, Frank Noto, William Benau, Stan Grgich, Anne Weith, Jean-Paul Samaua, Paula Saracina, Judy Berg, Philip Krayna, Charlie Philips, Boie Savhancako

ACTION: Approved. Negative Declaration upheld.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14211

11. 96.282C (FUNG)

1530 FELL STREET & 1631 HAYES STREET, a through lot with frontages on Fell and Hayes Streets; Lot 11 in Assessor's Block 1207: Request for a Conditional Use Authorization to allow group housing and nine dwelling units in an RH-3 (House, Three-Family) District and 40-X Height and Bulk District.

SPEAKERS: Marsha Rosen, Director, Mayors Office of Housing; (project team):

Terry, Bob Palace, Rose McNaughty; (con): Steve Worth Charistie Nicholes, Berry McKenna, Kimberly Hathaway, Sheila Brooker, Judy Berg, Frank Noto, Marion Aird, Charley Phillips, Angelo Pagano, Lisa Benau, name unknown, Cari Pinkowski, Mike Saracina; (pro): Martha Simmons, Marion McGovern, Greg Winter, June Dedson, Clare Corcoran, Michael Bell, Donna Gouse, Monique Koller, Phillip Krayna, Bonnie Spindler, Martha Hoffman, Malika Saada Saag, Jennifer Friederbach, Gloria, Tony Sherman, Iris Butler, Rosemarie Dickman, Mike Erage, Linda Kapnick, Mark Hamilton, Tom Jones

ACTION: Approved with conditions as drafted.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14212

12. 96.246C (BILLOVITS)
1855 HAIGHT STREET, south side of the street between Stanyan and Shrader Streets, Lot 16 in Assessor's Block 1249 - Request for a Conditional Use Authorization to alter an existing building to establish a record store of approximately 24,000 gross square-feet in the Height Street Neighborhood Commercial Zoning District (as required by Section 121.2 of the Planning Code) and a 40-X Height and Bulk District.
(Continued from the Regular Meeting of October 3, 1996)

SPEAKERS: (project team): Jim Rubin, Dave Prinz, Mark Weinstein, Mike Boardman; (pro): Thomas Etheridge, Kristina Perry, Gail Countryman, Joe Garabaldi, Gilbert Klein, Don Strain, Joel Selvin, Paul Geftner, Randy Hayes, Wendell Patrick, Sharon Kaplan, Shawn Leonard; (con): Dean Isaacs, John Rizzo, Lorri Puente, Bruce Samson, Joe Konopka, Andy Forward, Bruce Lycill, Katherine Roberts, Christine Hall, Pat Hathe

ACTION: Approved with conditions as drafted.

AYES: Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

NOES: Antenore

MOTION NO. 14213

- 13a. 96.377C (BANALES)
1340 CLAY STREET, north side between Priest and Reed Streets; Lot 49 in Assessor's Block 215 - Request for Conditional Use authorization for the expansion of the penthouse level of a residential building exceeding forty feet in height in an RM-3 (Residential-Mixed, Medium Density) and 65-A Height and Bulk District. The project also includes a variance request to allow expansion of the penthouse level into the required rear yard.

(Continued from the Regular Meeting of October 10, 1996)

SPEAKERS: (con): John Winder, Fran Scher, Fay Freed, Laureen Dobbs; (pro): Clark Manus - project architect, Hank Rubin

ACTION: Approved with conditions as drafted.

AYES: Antenore, Chinchilla, Lowenberg, Marks, Mills

NOES: Joe and Martin

MOTION NO. 14214

- 13b. 96.377V (BANALES)
1340 CLAY STREET, Section 134(a)(1) of the Planning Code requires a minimum rear yard depth for the subject property of 24.375 feet for the northeastern portion of the property. The proposed addition at the northeastern facade would extend to within 16 feet of the rear property line.

(Continued from the Regular Meeting of October 10, 1996)

SPEAKERS: (con): Johnm Winder, Fran Scher, Fay Freed, Laureen Dobbs; (pro): Clark Manus - project architect, Hank Rubin

ACTION: The Zoning Administrator closed public hearing and has taken the matter under advisement.

14. 94.285CV (ANDRADE)
2301 MARKET STREET, Lot 34 in Assessor's Block 3563; southwest corner of Market and Noe Streets in the upper Market Neighborhood Commercial District --

To consider revoking the Conditional Use Authorization that allowed expansion of an existing athletic club. Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13788 and subsequent off-street parking variance including but not limited to the provision of off-street parking, bicycle racks and promotion of transit use.

(Continued from Regular Meeting of September 19, 1996)

ACTION: Without hearing, continued to November 14, 1996.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

15a. 96.342CKV (GALLAGHER)

345 FOLSOM STREET, south side between Fremont and Beale Streets, east corner at Zeno Place, Lot 86 (formerly lot 17) in Assessor's Block 3747 - Request for Authorization of Conditional Use (as required by Sections 249.1, 253 and 157 of the Planning Code) to permit construction of a residential (with ground floor retail) building fifty feet in height and with ten parking spaces (where only three are required) in an RC-4 (High Density Residential-Commercial Combined) zoning district and the Rincon Hill Special Use District, Residential Subdistrict, and a 200-R height and bulk district.

SPEAKERS: None

ACTION: Approved with conditions as drafted.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14215

15b. 96.342CKV (GALLAGHER)

345 FOLSOM STREET, south side between Fremont and Beale Streets, east corner at Zeno Place, Lot 86 (formerly lot 17) in Assessor's Block 3747 - Request for a variance (as required by Sections 249.1(b)(1)(A) and 249.1(b)(1)(D) of the Planning Code) to locate four of the proposed ten parking spaces within the required open area of the lot for the proposed project described above.

SPEAKERS: None

ACTION: The Zoning Administrator closed public hearing and has taken the matter under advisement.

16. 96.542C (GORDON)

2075 and 2075A MARKET STREET, south side between 14th Street and Church Street, Lot 67 in Assessor's Block 3544: Request for Conditional Use authorization to expand a previously authorized small self service restaurant (as defined by Section 790.91 of the Code) and to convert the former restaurant activity to a FULL SERVICE RESTAURANT (as defined by Section 790.92) as required by Planning Code Sections 178(e)(2) and 721.42 within the Upper Market Street NCD/80-B Height and Bulk District.

SPEAKERS: None

ACTION: Approved with conditions as drafted.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14216

AT APPROXIMATELY 7:20 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

17. 96.512D (PASSMORE)
885 BRYANT STREET, southeast corner of Bryant and Gilbert Streets, Lot 039 in Assessor's Block 3779 - Request for Discretionary Review of Building Permit Application No. 9605878 proposing to install a coffee shop and wholesale establishment for coffee beans. This building is in an SLI (Service, Light Industrial) South of Market Zoning District.
(Continued from the Regular Meeting of October 10, 1996)
NOTE: On September 26, 1996, following testimony, the Commission closed public hearing and continued this matter to 10/10 by a vote of +6 -0. Commissioner Lowenberg was absent. The Commission instructed that the absent Commissioner review the hearing tape and case material prior to final action.

SPEAKERS: None

ACTION: Under their Discretionary Review powers, the Commission approved the project as proposed with hours of operation until 2:00 a.m., and requiring that the Department's "Good Neighbor" policy be established and implemented.

AYES: Chinchilla, Lowenberg, Martin, Mills

NOES: Antenore, Joe, Marks

18. 96.429D (PASSMORE/BANALES)
118 PRENTISS STREET, west side between Powhattan and Eugenia Avenues, Lot 004 in Assessor's Block 5653 - Request for Discretionary Review of Building Permit Application No. 9607938 proposing new construction of a three-story, single-family dwelling on a vacant lot.
NOTE: On 9/19/96, following testimony, the Commission closed public hearing and continued this matter to 10/17/96 with instruction to the project sponsor to re-design the project to fit within the Design Guidelines. The vote was +4 -0 with Commissioners Joe, Lowenberg, and Martin absent.

SPEAKERS: None

ACTION: Under their Discretionary Review powers, the Commission approved the project requiring all floors to be reduced to 8 feet in height. The project sponsor is also required to continue to work with Department staff on the facade design.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

19. 96.472D (PASSMORE)
2366 BROADWAY STREET, north side between Steiner and Fillmore Streets, Lot 009 in Assessor's Block 0563 -- Request for Discretionary Review of Building Permit Application No. 9612868 to remove the rear 14-feet of the existing gable roof of the three-story-over-garage single-family dwelling in an RH-1 (House, One-Family) District and replace it with a roof deck enclosed by an existing 4-foot 6-inch high parapet wall with a new 2-foot 6-inch high glass-wind screen on top of the parapet wall.

SPEAKERS: (con): John Wilson - DR requestor; (pro): Gary Gee - project architect

ACTION: Under their Discretionary Review powers, the Commission approved the project as proposed.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

Adjournment -- 7:50 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, NOVEMBER 7, 1996.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases may be appealed to the Board of Appeals within 15 days of disposition of the subject building permit by the Department of Building Inspection. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, San Francisco Planning Commission, at (415) 558-6414.

101796

MINUTES OF SPECIAL MEETING
OF THE
SAN FRANCISCO
PLANNING COMMISSION

THURSDAY
OCTOBER 24, 1996
ROOM 430 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
12:00 P.M.

DOCUMENTS DEPT.

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PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 12:10 PM

STAFF IN ATTENDANCE: Linda Avery - Commission Secretary

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

Mary Anne Miller

B. EXECUTIVE SESSION:

1. Appointment of Department Head: The Commission will meet to discuss the selection of Director of Planning.

ACTION: During the Commission's Regular Meeting on this date, they (the Commission) passed a motion not to disclose what took place in Executive Session. The Commission did announce that they passed forward names to the Mayor for consideration in the selection of Director of Planning.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

Adjournment -- 1:35 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, NOVEMBER 7, 1996.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

THURSDAY
OCTOBER 24, 1996
BOARD OF SUPERVISOR'S CHAMBER, ROOM 404
401 VAN NESS AVENUE
1:30 P.M.

2. 94.670E (GLASNER)
PROPOSED SOUTH OF MARKET REDEVELOPMENT PLAN AMENDMENT.
PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT -- The Plan Amendment would broaden the activities beyond those available under the existing redevelopment plan, and it would also expand the boundaries of the existing redevelopment area. The amendment proposal designates uses for 58 opportunity sites in the Project Area, bounded generally by Stevenson, Mission and Natoma Streets on the north, Harrison Street on the south, Fourth and Fifth Streets on the east and Seventh and Russ Streets on the west. The Draft EIR has been prepared jointly by the San Francisco Planning Department and the Redevelopment Agency; it analyzes potential environmental impacts of various developments and activities that could occur as a result of the proposed Plan Amendment. The purpose of this hearing is to take public comments on the accuracy and completeness of the Draft EIR's discussion of environmental issues. Following receipt of public comments, including any comments by Commissioners, the Planning and Redevelopment Commissions will be asked to close the public hearing on the Draft EIR.

NOTE: COMMENTS WILL BE ACCEPTED UNTIL 5:00 PM, NOVEMBER 4, 1996.
SPEAKERS: John Elberling, Ana Yee, Cheryl Parker
ACTION: Public hearing for citizen and Commission comments only. No action required at this time.

PUBLIC COMMENT

At this time, members of the public may address the Commissions on items of interest to the public that are within the subject matter jurisdiction of the Joint Commissions. Each member of the public may address the Commission for up to three minutes.
None

Adjournment -- 2:25 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, NOVEMBER 7, 1996.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

102496M

**MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 24, 1996
WAR MEMORIAL BUILDING
BOARD OF SUPERVISOR'S CHAMBER, ROOM 404
401 VAN NESS AVENUE
3:00 P.M.**

PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 3:05 PM

STAFF IN ATTENDANCE: Amit Ghosh - Director of Planning, Robert Passmore - Zoning Administrator, Roger Herrera, Irene Nishimura, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 96.159X (NIXON)
256 FRONT STREET, east side at the corner of Sacramento Street, Lot 18 in Assessor's Block 236 - Request for Determinations of compliance and exception under Section 309 of the Planning Code for the construction of a two-story building following the demolition of two buildings. The project requires an exception from freight loading requirements. The site is in a C-3-0 (Downtown Commercial Office) District and a 75-X/350S Height and Bulk District. The project site is also located within the Front-California Conservation District.
(Continued from the Regular Meeting of September 19, 1996)
(Proposed for Indefinite Continuance)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

2. 96.245CV (NIXON)
2673-77 MISSION STREET, east side between 22n and 23rd Streets, Lot 22 in Assessor's Block 3637 - Request for authorization of Conditional Use under Section 161(j) of the Planning Code to reduce the residential parking requirement for two dwelling units to be created by the conversion of existing second floor space previously occupied as retail uses in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-x Height and Bulk District. The Zoning Administrator will conduct a joint hearing on a request for Variance from rear yard and dwelling unit exposure requirements under Section 305 of the Planning Code.
(Proposed for continuance to November 21, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Wayne Corn, re: 2011 Buchanan Street

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption: Draft minutes of October 10, 1996.

ACTION: Approved as corrected: pg 2, PUBLIC COMMENT, delete last two lines; pg 2, COMMISSIONER'S QUESTIONS AND MATTERS, comments by Commissioner Mills should read: Requested of Mr. Passmore a response to various items shown on the Commissioner's "Action List"; pg 3, #8, **ACTION** should read: Approved, while also instructing staff to draft a resolution for Commission consideration and possible adoption that would urge the Board of Supervisors to re-consider a paired roadway.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

Chinchilla: What happens when a project starts, and for some reason, a hazardous situation arises? If created by the project sponsor—it should be addressed/abated by the project sponsor. If created by means outside anyone's control, what is procedure to address it? Is the City's permit process a further hinderance? If so, how can this be addressed?

Antenore: Expressed concern that the public not be denied their due process. Once the public hearing has been closed on a matter, but new material is introduced, the public has the right to speak on the new material.

D. DIRECTOR'S REPORT4. DIRECTOR'S ANNOUNCEMENTS

-Responding to a Commission request, submitted a draft outline on the Growth of Multimedia Activities Report

5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

Government Efficiency and Labor Committee of the Board of Supervisors is reviewing the coordination of permit processing—possible option being considered is "parallel plan checking." Will report further on the Committee's review and action as it happens.

6. Director to report on funds designated by the Commission for code enforcement use. (GHOSH)

ACTION: Informational only. No action required.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

7. 96.040C (BERKOWITZ)
2410-2412 CLEMENT STREET, Lot 14 in Assessor's Block 1408, north side between 25th and 26th Avenues: Request for Conditional Use authorization to construct two dwelling units without required off-street residential parking (Section 161(j) of Planning Code) by expanding an existing one story commercial building located in the Outer Clement Street Neighborhood Commercial District.
(Continued from Regular Meeting of October 17, 1996)
NOTE: On October 10, 1996, following testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote of +6 -0. Commissioner Chinchilla absent.

SPEAKERS: None

ACTION: Approved with conditions as modified: Exhibit A, Conditions of Approval, #1 should read: This authorization is for the construction of up to two dwelling units without required off-street parking by expanding a one story commercial building on the subject property in general conformance with plans submitted with the Application dated January 21, 1996 and labelled Exhibit B modified to reflect the addition of up to two dwelling units in not more than two stories above the enlarged ground floor acupuncture clinic with a flat roof as shown in plans submitted at the October 10, 1996 Planning Commission hearing, but with the facade of said plans modified to reflect the architectural style of the existing adjacent building to the east of the subject project.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills
MOTION NO. 14218

F. REGULAR CALENDAR

8. (HERRERA)
AUTHORIZATION TO CONTRACT ECONOMIC NEXUS STUDY -- Consideration of a resolution authorizing the Director of Planning to negotiate a contract agreement with Keyser Marston Associates for \$50,000 to prepare the Office Affordable Housing Production Program (OAHPP) Economic Nexus Study recommended by the OAHPP Advisory Group and pursuant to the scope of work in the RFP and consultant proposal.

SPEAKERS: Michael Harris

ACTION: Approved as drafted.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills
MOTION NO. 14219

9. 94.615E (NISHIMURA)
KEARNY STREET/COLUMBUS AVENUE MIXED USE PROJECT, Public hearing on the Draft Supplemental Environmental Impact Report. -- Assessor's Block

195, Lots 4, 5, 11 and 13; southeast corner of Kearny and Jackson Streets (Lots 11 and 13 = Site A), and northwest corner of Columbus Avenue and Washington and Montgomery Streets (Lots 4 and 5 = Site B). The proposed project covers two sites: Site A at the southeast corner of Kearny and Jackson Streets, which formerly included the international Hotel (I-Hotel) site and the Victory Hotel; and Site B at the northwest corner of Columbus Avenue and Washington Street. The two sites are connected by IIs Lane. The project would construct on Site A, 104 units of affordable housing for elders and a manager's unit in a 15 story tower at Jackson and Kearny Streets, a Catholic Center which would include St. Mary's Chinese elementary School, a gymnasium and multiple-use area, a chapel and pastoral residence, all with an entrance on Kearny Street, and a public parking garage three-and-one-half levels below grade for 154 vehicles with entrance/exit on Jackson Street. On Site B, the project proposes to construct 70 market-rate dwelling units in a 10 story building above about 9,900 square feet of ground floor retail space, and an underground parking garage for about 85 vehicles with entrance/exit on Washington Street. Site B would include demolition of the Colombo Building, a potential historic architectural resource.

NOTE: Comments will be accepted until 5:00 P.M., October 24, 1996.

SPEAKERS: Harold Moose

ACTION: After receiving public testimony, the Comment period was extended to 5:00 p.m., November 7, 1996.

AYES: Antenore, Chinchilla, Lowenberg, Marks, Martin, Mills

EXCUSED: Joe

10. 96.503C (ZWIERZYCKI)
751 VALENCIA STREET, Assessor's Block 3589, Lot 111, east side between 18th and 19th Streets - Request for Conditional Use authorization to establish a business or professional service (as defined by Section 790.108 of the Planning Code) above the ground floor of an existing one story building in the Valencia Street Neighborhood Commercial District and 50-X Height and Bulk District.

SPEAKERS: Jerry Klein, rep of project sponsor

ACTION: Approved with conditions as drafted.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

ABSENT: Marks

MOTION NO. 14220

11. 96.520C (GORDON)
1509 HAIGHT STREET, southwest corner with Ashbury Street, Lot 1 in Assessor's Block 1245 - Request for a Conditional Use Authorization to allow the addition of non-amplified music (defined as Other Entertainment by Planning Code Section 790.38) to an existing Bar, as required by Planning Code Section 719.48, in the Haight Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.

SPEAKERS: (con): Arthur Evans, Ed Warran, Norman Larson, Doerte Murray;

(pro): Jay Johnson - owner of club, Tanya Deason, Larry Castle, Cathy Walker, Al Ribaya, Neal Okin, Rose Arruda, Brent Erickson, Jim Lucas, John Nelson, Mike Haber, Robert Penfield - manager of club, Jeff Malano

ACTION: Approved with conditions as modified: Exhibit A, Conditions of approval, delete last sentence of #2; create a new #7 to read: Doors to the establishment shall remain closed during musical performances. Appropriate sound barriers shall be provided at the doors, if found necessary by the Zoning Administrator for compliance with Condition 9.; re-number original #7 to #8; re-number original #8 to #9 and modify it to read: The building walls, including doors and windows, shall be adequately soundproofed. The Project Sponsor shall take all necessary measures to insure that during the period of time from 10:00 p.m. to 6:00 a.m., sound levels emanating from activities at the site do not exceed the acceptable noise levels established for residential uses by the San Francisco Noise Ordinance. Prior to commencement of the authorized entertainment sound levels shall be conducted at the direction of the Zoning Administrator to determine compliance with said ordinance.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14221

12a. 96.006C

(PAEZ)

124 LYON STREET, at the southeast corner of the intersection of Lyon and Oak Streets and the Panhandle of Golden Gate Park, Lot 24, in Assessor's Block 1220 - Request for authorization of a Conditional Use to operate a Group Housing Facility for up to 16 homeless mothers with infants in a two-family dwelling in an RH-3 (Residential, House, Three-Family) Zoning District with a 40-X Height and Bulk Designation.

SPEAKERS: None

ACTION: Approved with conditions as drafted.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14222

12b. 96.006V

(PAEZ)

124 LYON STREET, at the southeast corner of the intersection of Lyon and Oak Streets and the Panhandle of Golden Gate Park, Lot 24, in Assessor's Block 1220 - request for a variance to permit the construction of an exterior staircase which would project into the required rear yard in an RH-3 (Residential, House, Three-Family) Zoning District with a 40-X Height and Bulk Designation.

SPEAKERS: None

ACTION: The Zoning Administrator has closed public hearing and has taken the matter under advisement.

13. 96.348C

(PEPPER)

890 TARAVAL STREET, northeast corner at 19th Avenue; Lot 31 in Assessor's Block 2347 - Request for Conditional Use authorization under Section 711.83 of the Planning Code to initially install three omni-directional antennas and one base transceiver station on the roof; later to be replaced by nine panel antennas on the roof of the building with the base transceiver station relocated within the existing building, as part of a wireless communication network in an NC-2 (Small Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The existing building is approximately 27 feet in height. The property is being used as a

restaurant. The antennas and base transceiver station are part of a wireless transmission network operated by Nextel Communications. Each omni-directional antenna measures approximately 13 feet high by three inches wide and would be mounted approximately 40 feet above sidewalk grade. Each panel antenna measures four feet high by 10 inches wide. The panel antennas would be mounted approximately 31 feet above sidewalk grade. The base transceiver station, which measures five feet high by five feet wide by four feet deep, will initially be located on the roof of the building, but will be relocated within the existing building when the three omni-directional antennas are replaced with the nine panel antennas.

SPEAKERS: Kin Hanks, Nextel

ACTION: Following testimony, the Commission closed public hearing and passed a motion of intent to approved with conditions. Final language before the Commission on November 7, 1996.

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

EXCUSED: Lowenberg

14. 96.299D (PASSMORE)
2550 LYON STREET, east between Green and Vallejo Streets. Request for Discretionary Review of Building Permit Application No. 9606357. This application is for the new construction of a three story single-family dwelling.

NOTE: Prior to today's hearing, the Discretionary Review request was withdrawn.

Adjournment -- 5:55 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, NOVEMBER 7, 1996.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases may be appealed to the Board of Appeals within 15 days of disposition on the subject building permit by the Department of Building Inspection. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, San Francisco Planning Commission, at (415) 558-6414.

C55
#21
11/7/96
MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

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THURSDAY

NOVEMBER 7, 1996

WAR MEMORIAL BUILDING ROOM 404
401 VAN NESS AVENUE
1:30 P.M.

PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 2:00 PM

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Jim Bergdoll, Amit Ghosh, Roger Herrera, Paul Lord, Larry McDonald, Kelly Pepper, Edy Zwierzycki, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 96.450C (GORDON)
1909B UNION STREET, on the south side between Buchanan and Laguna Streets, Lot 37 in Assessor's Block 0542 - Request for Conditional Use Authorization to amend City Planning Commission Conditional Use Authorization No.94.495C/Motion No. 13765 to allow an addition of eight seats to an existing Large Fast-Food Restaurant (defined by Planning Code Section 790.90) within the Union Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District. The previous conditional use authorization for a restaurant restricted the establishment to a total of nine seats.

(Continued from Regular Meeting of October 3, 1996)

(Proposed for indefinite continuance)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

2. 96.383C (PEPPER)
4377-79 MISSION STREET, southeast corner at Avalon Avenue; Lot 28 in Assessor's Block 6013: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of nine panel antennas on the roof of the building and a base transceiver station on the second floor deck of the building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The existing building is approximately 38 feet in height. The property is being used by the Social Security Administration as offices on the first floor, with apartments on

the upper floors. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately six feet high by eight inches wide. The antennas would be mounted approximately 50 feet above sidewalk grade. The base transceiver station will require an area five feet high by 15 feet wide by 10 feet deep.

(Proposed for continuance to November 21, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

3. 96.411C (PEPPER)

3725 BUCHANAN STREET, west side between North Point and Beach Streets; Lot 4 in Assessor's Block 445A: -- Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of nine antennas and a base transceiver station on the roof of the building as part of a wireless communication network in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The existing office building is approximately 50 feet in height with an 11-foot tall penthouse. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately six feet high by five inches wide. The antennas would be mounted approximately 64 feet above sidewalk grade. The base transceiver station measures approximately five feet high by 15 feet wide by seven feet deep.

(Proposed for ~~indefinite continuance to November 21, 1996~~)

ACTION: Continued as amended

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

4. 96.412C (PEPPER)

3838 CALIFORNIA STREET, north side between Cherry Street and Arguello Boulevard; Lot 54 in Assessor's Block 1015: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine antennas and a base transceiver station on the roof of the existing building as part of a wireless communication network in an RM-2 (Residential, Mixed, Moderate Density) District and a 40-X Height and Bulk District. The existing building is approximately 113 feet in height. The property is being used by California Pacific Health as medical offices. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately five feet high by six inches wide. The antennas would be mounted approximately 113 feet above sidewalk grade. The base transceiver station measures approximately five feet high by 17 feet wide by 13 feet deep.

(Proposed for continuance to November 21, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

5. 95.481C (BILLOVITS)

5411 THIRD STREET, east side of the street between Wallace and Yosemite Avenues, Lot 17 in Assessor's Block 5413: Request for a Conditional Use

Authorization to develop a lot in excess of 10,000 square-feet by constructing a large fast-food restaurant with drive-up window service and 42 off-street parking spaces (in excess of 150% of the required number of spaces) in the NC-3, Moderate-Scale Neighborhood Commercial Zoning District and the Third Street Special Use District (as required by Sections 121.1, 204.5, 249.14(b)(2) and 712.43 of the Planning Code), and a 40-X Height and Bulk District.

(Continued from Regular Meeting of October 17, 1996)

NOTE: On 10/3/96, following testimony, the Commission closed public hearing and continued the matter to 10/17/96 with instructions that the project sponsor, neighborhood representatives, and Department staff should meet to explore possible mixed uses in conjunction with the proposed project on this site. The vote was +6 -0 with Commissioner Lowenberg absent.

(Proposed for continuance to November 21, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

(1) Patricia Vaghey, re: 2475 Greenwich; (2) Roberta Caravilli, re: expressed her distress at the way she felt a previous Planning Commission meeting was conducted.

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of adoption: Draft minutes of October 17 & October 24, 1996.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

D. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS

-Thanked the Commission for their support of his appointment to Director of Planning

8. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

-Mini City Halls

-I-Hotel was not initiated at LPAB

-LPAB cleared Macy's design concept

E. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

NOTE: Commissioner Antenore has again requested that history of prior tenant/landlord complaints (if any) be included in the staff report.

9. 96.507Q (ANDRADE)
89 - 28TH STREET, south west corner of Dolores and Guerrero Streets; Lot 32 in Assessor's Block 6616 - Five unit, residential condominium conversion subdivision in an RH-2 (House, Two Family) District.

ACTION: Approved

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14224

10. 96.524Q (ANDRADE)
1916 MASON STREET, east side between Greenwich and Filbert Streets; Lot 15 in Assessor's Block 90 - Six unit, residential, condominium conversion subdivision in an RM-2 (Residential, Mixed, Moderate Density) District.

ACTION: Approved

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14225

11. 96.480Q (ANDRADE)
1378 WALLER STREET, north side between Ashbury and Masonic Streets; Lot 14 in Assessor's Block 1244 - Six unit, residential condominium conversion subdivision in an RH-3 (House, Three Family) District.

ACTION: Approved

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14226

12. 96.485Q (ANDRADE)
1281 VALLEJO STREET, south west corner of Hyde and Leavenworth Street; Lot 28 in Assessor's Block 152 - Six unit, residential condominium conversion subdivision in an RM-1 (Residential, Mixed, Low Density) District.

ACTION: Approved

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14227

13. 96.479Q (ANDRADE)
1584 WALLER STREET, north side between Cole and Belvedere Streets; Lot 12 in Assessor's Block 1247 - Six unit, residential condominium conversion subdivision in an RH-3 (House, Three Family) District.

ACTION: Approved

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14228

F. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

14. 96.348C (PEPPER)
890 TARAVAL STREET, northeast corner at 19th Avenue; Lot 31 in Assessor's Block 2347 - Request for Conditional Use authorization under Section 711.83 of the Planning Code to initially install three omni-directional antennas and one base transceiver station on the roof; later to be replaced by nine panel antennas on the roof of the building with the base transceiver station relocated within the existing building, as part of a wireless communication network in an NC-2 (Small Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The existing building is approximately 27 feet in height. The property is being used as a restaurant. The antennas and base transceiver station are part of a wireless transmission network operated by Nextel Communications. Each omni-directional antenna measures approximately 13 feet high by three inches wide and would be mounted approximately 40 feet above sidewalk grade. Each panel antenna measures four feet high by 10 inches wide. The panel antennas would be mounted approximately 31 feet above sidewalk grade. The base transceiver station, which measures five feet high by five feet wide by four feet deep, will initially be located on the roof of the building, but will be relocated within the existing building when the 'three omni-directional antennas are replaced with the nine panel antennas.

NOTE: On October 24, 1996, following testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote of +6 -0. Commissioner Lowenberg was excused.

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

EXCUSED: Lowenberg

MOTION NO. 14229

F. REGULAR CALENDAR

15. 96.629R (SHOTLAND)
7TH AND LAWTON. General Plan Referral on transfer of property located southeast of 7th Avenue & Lawton Street (AB 1937, lot 1) from the City & County of San Francisco Water Department to the San Francisco Unified School District.

SPEAKERS: Bill Maher - Rec/Park representative, (con): name unknown, silverberg; (pro): Jan Espinoza, Claire Zvanski, Marion Aird

ACTION: Approved

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14230

16. (HERREA)
PROGRAM AND BUDGET DEVELOPMENT, Consideration of a proposal for a neighborhood planning program called Strategic Neighborhood Action Plans (SNAP) and a proposal for Planning Code amendments to facilitate housing developments as requested by the Planning Commission at the September 12, 1996 Housing Workshop meeting.
SPEAKERS: Mary Anne Miller, Roberta Caravilli, Ena Aguire, John Bardis
ACTION: Following testimony, the Commission closed public hearing and continued the matter to December 5, 1996.
AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills
17. (BERGDOLL)
SOUTH BAYSHORE REDEVELOPMENT PROJECT--FORMULATION OF PRELIMINARY PLAN, (Amended Preliminary Plan for the Hunters Point Redevelopment Project to include the South Bayshore Survey Area). The Planning Commission will consider selection of the project area boundaries, formulation of the *Preliminary Plan -- South Bayshore Redevelopment Project* pursuant to California Health and Safety Code Sections 33322-24, consistency of the *Preliminary Plan* with the *South Bayshore Area Plan* and other elements of the *General Plan*, and authorization of transmittal of the *Preliminary Plan* to the Redevelopment Agency for additional preparation. Planning Commission action at this time designates the boundaries and allows election of a Project Area Committee. Final adoption of a Redevelopment Plan and establishment of a Project Area cannot happen until after completion of an Environmental Impact Report and further hearings by the Planning Commission, Redevelopment Commission, and Board of Supervisors.
SPEAKERS: Michelle Davis - Redevelopment Agency staff, Mary Ratcliff, name unknown, Willie Ratcliff, Martha Simmons, Espanola Jackson
ACTION: Following testimony, the Commission continued the matter to November 21, 1996.
AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills
18. 96.460C (ZWIERZYCKI)
1389 AND 1399 19TH AVENUE, Assessor's Block 1774, Lots 20 and 21, respectively, at the northwest corner of Judah Street: Request for Conditional Use Authorization to expand an existing child care facility, which currently occupies the ground floor of Calvary Methodist Church at 1399 19th Avenue, by increasing the number of students from 54 to 62 (Planning Code Section 209.3(f)) and by expanding into an existing two-story dwelling unit on an adjoining lot, within the RH-2 (House, Two Family) and RH-3 (House, Three Family) Districts.
SPEAKERS: Lisa Kwan - project manager
ACTION: Approved with conditions as drafted
AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills
EXCUSED: Lowenberg
MOTION NO. 14231
19. 96.360C (PEPPER)
450 HARRISON STREET, north side between First Street and Fremont Street; Lots 12 and 31 in Assessor's Block 3748: -- Request for Conditional Use authorization

under Section 209.6(b) of the Planning Code to install a total of nine panel antennas on the roof of the building and a base transceiver station on the ground adjacent to the building as part of a wireless communication network in an RC-4 (Residential-Commercial, High Density) District within the Rincon Hill Special Use District, Commercial/Industrial Subarea, and a 250-R Height and Bulk District. The existing building is approximately 92 feet in height. The property is being used by the Sailors' Union of the Pacific as administrative offices and a recreational hall. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately six feet high by eight inches wide. The antennas would be mounted approximately 99 feet above sidewalk grade. The base transceiver station will require an area five feet high by 18 feet wide by 13 feet deep and will be installed on the ground.

SPEAKERS: Dave Erickson

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

EXCUSED: Lowenberg

MOTION NO. 14232

20. 96.374C (PEPPER)

3595 TARAVAL STREET, southeast corner at 46th Avenue; Lot 42 in Assessor's Block 2380: -- Request for Conditional Use authorization under Section 710.83 of the Planning Code to install a total of nine antennas on the roof of the building and a base transceiver station on the ground as part of a wireless communication network in an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. The existing building, at approximately 22 feet in height, has an existing 10-foot steeple above the roofline, which would be extended by four feet to accommodate the antennas. The property is being used by the Congregation B'Nai Emunah as a place of worship. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately four feet high by six inches wide. The antennas would be mounted approximately 36 feet above sidewalk grade. The base transceiver station measures approximately five feet high by 20 feet wide by 12 feet deep and would be installed on the ground adjacent to the building.

SPEAKERS: Barbara Kuva, Dorian Burkhalter - project team

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

EXCUSED: Lowenberg

MOTION NO. 14233

21. 96.516C (PEPPER)

750 PHELPS STREET, between Jerrold and McKinnon Avenues; Lot 1 in Assessor's Block 5280: -- Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of nine panel antennas on the roof of the building and a base transceiver station on the third floor of the building as part of a wireless communication network in a P (Public) District and a 65-J Height and Bulk District. The existing building is approximately 51 feet in height. The property is being used by the City and County of San Francisco as a sewage treatment facility. The antennas and base transceiver station are part of a wireless transmission

network operated by Sprint Spectrum. Each antenna measures approximately four feet high by six inches wide. The antennas would be mounted approximately 58 feet above sidewalk grade. The base transceiver station will require an area five feet high by 18 feet wide by 17 feet deep and will be installed within the building.

SPEAKERS: Doris Vincent

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

EXCUSED: Lowenberg

MOTION NO. 14234

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

22. 96.193D PUBLIC HEARING CLOSED (PASSMORE)

213 4TH AVENUE, west between Cornwall and Clement Streets, Lot 3 in Assessor's Block No. 1429. Request for Discretionary Review of Building Permit Application No. 9517734 proposing construction of a four story, three unit, residential building.

(Continued from Regular Meeting of October 17, 1996)

NOTE: On July 11, 1996, following testimony, the Commission closed the public hearing and continued the matter to August 15, 1996 with comments that the proposal is out of scale with surroundings. The Commission also directed that any revised plans/proposal be submitted a week in advance of next hearing to the Commission, Department staff, and DR requestor. The vote was +5 -0 with Commissioner Chinchilla absent.

(Proposed for continuance to November 7, 1996)

SPEAKERS: None

ACTION: Approved amended plans as presented to CPC on this date.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

23. 96.288D (PASSMORE)

2450 HYDE STREET, east between Bay and Francisco Streets, Lot 025 in Assessor's Block No. 0049 - Request for Discretionary Review of Building Permit Application No. 9603728 for a proposal to legalize the construction of a roof deck over an 11.5 feet deep by 15 feet wide, one story rear addition. The deck has a 42 inch height guard rail around it in conjunction with planter boxes at the edge of the roof deck.

(Continued from Regular Meeting of October 3, 1996)

SPEAKERS: Barry Sherman - DR requestor, Michael Garabaldi - rep of sponsor

ACTION: Disapproved

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

24. 96.573D (PASSMORE/PUTRA)

3408 CALIFORNIA STREET, north side between Locust and Laurel Streets, Lot 008 in Assessor's Block 1019 - Request for Discretionary Review of Building Permit Application No. 9604375 proposing to demolish an existing 2-story with attic, single-family building and replace it with a new 4-story, 3-unit building.

SPEAKERS: Jim Rubin, Mary Ann Massinberg

ACTION: Continue to December 12, 1996—to be scheduled after 5 p.m.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

Adjournment -- 5:30 P.M.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, DECEMBER 5, 1996.

ACTION: Approved as corrected: pg 3, PUBLIC COMMENT, #(2) ...re: expressed her distress at the way she felt a previous Planning Commission meeting was conducted.; pg 5, #14, **AYES:** Antenore, chinchilla, Joe, ~~Lowenberg~~, Marks, Martin, Mills. EXCUSED: ~~Lowenberg~~; pg 6, #16, **SPEAKERS:** Eva-Aguive Ena Aquire

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases may be appealed to the Board of Appeals within 15 days of disposition on the subject building permit by the Department of Building Inspection. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, San Francisco Planning Commission, at (415) 558-6414.

110796M

C55

#21

11/14/96

**MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY
NOVEMBER 14, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

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PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills
ABSENT: Commissioner Martin

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:45 PM

**STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore -
Zoning Administrator, Jim Miller, Kelly Pepper, Linda Avery - Commission Secretary**

A. ITEMS TO BE CONTINUED

1. 95.363CC (MONTAÑA)
3100-3190 CESAR CHAVEZ STREET, a full City block bounded by Harrison, 26th, Folsom, and Cesar Chavez Streets known as Bernal Dwellings owned and operated by the San Francisco Housing Authority; Lot 1 in Assessor's Block 6573 - Request by the Housing Authority for release of demolition permits to demolish 208 units of deteriorated low-income rental housing units and accessory community space and parking for replacement by 160 low-income rental housing units and accessory community space, retail space and parking which was authorized as a Conditional Use/Planned Unit Development by the Planning Commission on October 25, 1995 by Resolution Number 13995 pending the Commission's review and approval of a Relocation Plan, Security Plan and Maintenance Plan for the new development which is to be heard at a duly advertised public hearing.
(Proposed for Continuance to November 21, 1996)

ACTION: Continued as proposed
AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills
ABSENT: Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the**

public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

NONE

C. COMMISSIONERS' QUESTIONS AND MATTERS

NONE

D. DIRECTOR'S REPORT

2. DIRECTOR'S ANNOUNCEMENTS

-reported on the Mission Neighborhood Forum he recently attended

3. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

-mini City Halls

-a 10th Avenue subdivision was continued at the Board of Appeals

E. REGULAR CALENDAR

4. 94.285CV (ANDRADE)

2301 MARKET STREET, Lot 34 in Assessor's Block 3563; southwest corner of Market and Noe Streets in the upper Market Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of an existing athletic club. Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13788 and subsequent off-street parking variance including but not limited to the provision of off-street parking, bicycle racks and promotion of transit use.

(Continued from Regular Meeting of October 17, 1996)

SPEAKERS: Dave Cincotta - rep of project sponsor

ACTION: Continued to December 19, 1996

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

5. 96.532C (COLEMAN)

895 INNES AVENUE, Lot 12 in Assessor's Block 4654, southwest corner of Griffith Street - Request for Conditional Use authorization to remove a previously established termination date for a nonconforming use (Water Bottling Plant) located in an RH-1 (Residential, House, One-Family) District from September 13, 1997 to an indefinite date.

SPEAKERS: None

ACTION: Approved with conditions as corrected: Exhibit A, Conditions of Approval, #1--the 1996 date should be corrected to 1997.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

MOTION NO.14235

- 6a. 96.463CV (MILLER)
520 CHURCH STREET, west side between 17th and Dorland Streets, Lot 3 in Assessor's Block 3580 - Request for authorization of a Conditional Use to permit an INN with up to five guest rooms in a one-family dwelling (also requiring the granting of a variance for construction of rear stairs (with a related fire wall), a half bath, a closet, and deck area in the otherwise-required rear-yard area), in an RM-2 (Mixed Residential, Moderate Density) District and within a 40-X Height and Bulk District.

NOTE: At the initial call of this item, no one, other than Mr. Jeremy Paul, a representative of the project sponsor, came forward to speak on the matter. After the Commission took their action to approve this project with conditions as proposed by a vote of +6 -0 (Commissioner Martin absent), it was discovered that there were members of the public in the audience who wanted to express their concerns. The Commission then rescinded their previous action and proceeded with the following:

SPEAKERS: Jeremy Paul - rep of project sponsor, Cathy McCarthy, Ed Robinson, Bill Boeddiker - co-owner

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

MOTION NO.14236

- 6b. 96.463CV (MILLER)
520 CHURCH STREET, west side between 17th and Dorland Streets, Lot 3 in Assessor's Block 3580 in an RM-2 (Mixed, Residential, Moderate Density) District and a 40-X Height and Bulk District. **REAR YARD VARIANCE SOUGHT:** The proposal is to construct a new exit stair from the second story of the building along the northerly lot line. This stairway would project approximately 15 feet into the required rear yard and would have a fire wall along the lot line. Under the stairway on the first story, a new half bath, a closet and an extended deck area would be constructed also in the required rear yard area.

City Planning Code Section 134 establishes a base rear yard requirement of 45% of the depth of the lot. This rear yard area may be reduced by the average of the rear building walls of the two adjacent structures. The Code permits a building addition to project up to 12 feet into the required rear-yard area. The proposed construction exceeds the maximum permitted by the Code by five feet (over two and a half stories of height) on the north side of the lot and three feet (over one and a half stories of height) on the west side of the building. The proposal also requires Conditional Use authorization, described on the other side of this notice.

SPEAKERS: Jeremy Paul - rep of project sponsor, Cathy McCarthy, Ed Robinson, Bill Boeddiker - co-owner

ACTION: The Zoning Administrator has closed public hearing and has taken the matter under advisement.

7. 96.452C (PEPPER)
McLAREN PARK WATER TANK, NORTH SIDE OF JOHN F. SHELLEY DRIVE BETWEEN LA GRANDE AVENUE AND MANSFIELD STREET; LOT 2 IN ASSESSOR'S BLOCK 6220 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of four panel antennas on the

face of the existing water tank and a base transceiver station to be installed on the ground in an existing fenced area around the tank as part of a wireless communication network in a P (Public) District and an OS Height and Bulk District. The existing water tank is approximately 78 feet in height. The property is owned by the City and County of San Francisco. The antennas and base transceiver station are part of a wireless transmission network operated by Pacific Bell Mobile Services. Each antenna measures approximately five feet high by nine inches wide. The antennas would be mounted approximately 23 feet above grade. The base transceiver station is approximately six feet high by four feet wide by two feet deep.

SPEAKERS: Peter Tamases, Lynn Bunim - project team

ACTION: Approved with conditions as modified: under Exhibit A, Conditions of Approval, add a new number 5 to read: The Project Sponsor shall work with the Department of Parks and Recreation to insure that the service access road to the water tank facility is secure from unauthorized entry. This may include installation of additional signage and barriers to prevent unauthorized motorists from using the access road.; re-number the remaining conditions.

AYES: Antenore, Chinchilla, Joe, Marks, Mills

EXCUSED: Lowenberg

ABSENT: Martin

MOTION NO.14237

8. 96.453C (PEPPER)
1515 TARAVAL STREET, south side between 25th and 26th Avenues; Lot 50 in Assessor's Block 2400 - Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of six panel antennas on the roof of the building along with a base transceiver station to be installed in the garage of the building as part of a wireless communication network in an NC-2 (Small Scale Neighborhood Commercial) District and a 65-A Height and Bulk District. The existing building is approximately 50 feet in height. The subject building contains residential units on the upper floors and commercial offices on the lower floors. The antennas and base transceiver station are part of a wireless transmission network operated by Pacific Bell Mobile Services. Each antenna measures approximately five feet high by nine inches wide. The antennas would be mounted approximately 55 feet above sidewalk grade. The base transceiver station measures approximately six feet high by four feet wide by two feet deep.

SPEAKERS: Judy Boyajian - Deputy City Attorney; (con) Kevin Shannon - rep of Ernie McNabb, Ernie McNabb; (pro): Lynn Bunim - project team, Jerry Fishberg - project team, name unknown - project team

ACTION: Following testimony, the Commission closed public hearing and continued this matter to November 21, 1996.

AYES: Antenore, Chinchilla, Joe, Marks, Mills

EXCUSED: Lowenberg

ABSENT: Martin

9. 96.458C (PEPPER)
1930 STEINER STREET, southeast corner at Pine Street; Lot 20 in Assessor's Block 659 - Request for Conditional Use authorization under Section 718.83 of the

Planning Code to install a total of six side-mounted panel antennas and one base transceiver station on the roof of the building as part of a wireless communication network in the Upper Fillmore Neighborhood Commercial District and a 40-X Height and Bulk District. The existing building is approximately 50 feet in height. The property is being used by Pacific Bell as a telephone switching station. The antennas and base transceiver station are part of a wireless transmission network operated by Pacific Bell Services. Each antenna measures approximately five feet high by nine inches wide. The antennas would be mounted approximately 62 feet above sidewalk grade. The base transceiver station measures approximately six feet high by four feet wide by two feet deep.

SPEAKERS: Kenneth Staroscian, Lynn Bunim - project team

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Marks, Mills

EXCUSED: Lowenberg

ABSENT: Martin

MOTION NO.14238

Adjournment -- 3:15 P.M.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, DECEMBER 5, 1996.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases may be appealed to the Board of Appeals within 15 days of disposition on the subject building permit by the Department of Building Inspection. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, San Francisco Planning Commission, at (415) 558-6414.

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**MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

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**THURSDAY
NOVEMBER 21, 1996**

**ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

**PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills
ABSENT: Commissioner Martin**

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:35 PM

**STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore -
Zoning Administrator, Alec Bash, Jim Bergdoll, Inge Horton, Jim Miller, Susana
Montaña, Jim Nixon, Kelly Pepper, Linda Avery - Commission Secretary**

A. ITEMS TO BE CONTINUED

1. 95.481C (BILLOVITS)

5411 THIRD STREET, east side of the street between Wallace and Yosemite Avenues, Lot 17 in Assessor's Block 5413: Request for a Conditional Use Authorization to develop a lot in excess of 10,000 square-feet by constructing a large fast-food restaurant with drive-up window service and 42 off-street parking spaces (in excess of 150% of the required number of spaces) in the NC-3, Moderate-Scale Neighborhood Commercial Zoning District and the Third Street Special Use District (as required by Sections 121.1, 204.5, 249.14(b)(2) and 712.43 of the Planning Code), and a 40-X Height and Bulk District.
(Continued from Regular Meeting of November 7, 1996)

**NOTE: On 10/3/96, following testimony, the Commission closed public hearing and continued the matter to 10/17/96 with instructions that the project sponsor, neighborhood representatives, and Department staff should meet to explore possible mixed uses in conjunction with the proposed project on this site. The vote was +6 -0 with Commissioner Lowenberg absent.
(Proposed for continuance to December 12, 1996)**

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the

public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

NONE

C. COMMISSIONERS' QUESTIONS AND MATTERS

NONE

D. DIRECTOR'S REPORT

2. RESOLUTION FOR AMIT GHOSH

(GREEN)

SPEAKERS: Amit Ghosh

ACTION: Approved

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

RESOLUTION NO. 14239

3. DIRECTOR'S ANNOUNCEMENTS

NONE

4. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

(PASSMORE)

NONE

E. REGULAR CALENDAR

5. 96.543TZ

(BASH)

MISSION BAY INTERIM USE DISTRICT, Central Mission Bay Area South of China Basin Channel; Consideration of request for amendments to the Planning Code and Zoning Map to amend Section 235 and add Section 987 to create a Special Use District in the area generally bounded by Channel, Fifth, El Dorado, Sixth and Owens Streets, this district would allow nonconforming uses and noncomplying buildings to be continued for at least 20 years rather than the five years currently remaining under Section 983(e)3, and would allow certain temporary uses to be authorized as interim uses for up to 20 years rather than the ten years possible under section 985(d). This is within MB-R-1, MB-R-2 and MB-R-3 Mission Bay Residential Districts and an MB-OS Mission Bay Open Space District.

SPEAKERS: Don Parker - Catellus, David Prowler - Mayor's rep., Ruth Gravanis, Bob Isaacson, Jack Davis, Bernard Chodan, Mary Anne Miller, Dick Millet, Diane Nygaard, Babette Drefke, Joe Boss, Pam Duffy

ACTION: Following testimony, the Commission closed public hearing and continued the matter to 12.12.96.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

6. 96.410EMTR (HORTON)
GENERAL ADVERTISING SIGNS ON PUBLIC TRANSIT BOARDING PLATFORMS

ALONG THE EMBARCADERO AND OTHER LOCATIONS SUBJECT TO THE
NORTHEASTERN WATERFRONT PLAN AND MISSION BAY PLAN. 1.

Consideration of amendments to the Northeastern Waterfront Plan of the General Plan of the City and County of San Francisco to allow general advertising signs on public transit platforms in the area subject to the Northeastern Waterfront Plan and Mission Bay Plan. 2. Consideration of amendments to Section 603 of the Planning Code to permit a limited number of general advertising signs not exceeding 24 sq. ft. per panel on public transit boarding platforms along the Embarcadero south of the Ferry Building and on King Street from the Embarcadero to Sixth Street. 3. A General Plan Referral finding the proposed transit shelters and general advertising signs in conformity with the General Plan.

SPEAKERS: Peter Straus

ACTION: Approved

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

RESOLUTION NO. 14240 – General Plan Amendments

RESOLUTION NO. 14241 – Planning Code Text Amendments

RESOLUTION NO. 14242 – General Plan Referral

7. (MONTAÑA)
MID MARKET STREET REDEVELOPMENT PROJECT AREA PRELIMINARY PLAN

Presentation of and consideration for adoption of a Mid-Market Street Redevelopment Project Area Preliminary Plan for an approximately 15 block area generally bounded by Fourth Street, Minna Street, Octavia Street and frontage properties on the north side of Market Street. The Preliminary Plan describes: (1) generalized land uses, density and intensity of proposed developments, conservation and preservation of buildings and public/open spaces; Mid-Market Street Redevelopment Project Area boundaries; and general conformity of proposed redevelopment and revitalization strategies with the City's General Plan. Adoption of the Preliminary Plan by the Planning Commission and Board of Supervisors would allow the Redevelopment Agency to begin preparation of a Redevelopment Plan and environmental analysis of the Plan for adoption of a Mid-Market Street Redevelopment Project Area. For further information, please contact Ms. Susana Montaña at 558-6313 at the Planning Department of Gail Goldman at 749-2480 at the Redevelopment Agency. Copies of the Preliminary Plan are available at the Planning Department at the Fifth Floor receptionists' desk at 1660 Mission Street or on the Third floor of the Redevelopment Agency at 770 Golden Gate Avenue.

SPEAKERS: Carol Diamond

ACTION: Without hearing, continued to 12.12.96.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

8. (BERGDOLL)
SOUTH BAYSHORE REDEVELOPMENT PROJECT - FORMULATION OF
PRELIMINARY PLAN (Amended Preliminary Plan for the Hunters Point Redevelopment Project to include the South Bayshore Survey Area). The Planning

Commission will consider selection of the proposed project area boundaries, consistency of the Preliminary Plan with the South Bayshore Plan and other elements of the General Plan, and authorization of transmittal of the Preliminary Plan - South Bayshore Redevelopment Project to the Redevelopment Agency for additional preparation. Planning Commission action at this time designates the boundaries and allows election of a Project Area Committee. Final adoption of an Environmental Impact Report and further hearings by the Planning Commission, Redevelopment Commission, and Board of Supervisors.

SPEAKERS: Mary Ratcliff

ACTION: Without hearing, continued to 12.12.96.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

9. 95.363CC (MONTAÑA)
3100-3190 CESAR CHAVEZ STREET, a full City block bounded by Harrison, 26th, Folsom, and Cesar Chavez Streets known as Bernal Dwellings owned and operated by the San Francisco Housing Authority; Lot 1 in Assessor's Block 6573 - Request by the Housing Authority for release of demolition permits to demolish 208 units of deteriorated low-income rental housing units and accessory community space and parking for replacement by 160 low-income rental housing units and accessory community space, retail space and parking which was authorized as a Conditional Use/Planned Unit Development by the Planning Commission on October 25, 1995 by Resolution Number 13995 pending the Commission's review and approval of a Relocation Plan, Security Plan and Maintenance Plan for the new development which is to be heard at a duly advertised public hearing.
(Continued from Regular Meeting of November 14, 1996)

SPEAKERS: None

ACTION: Without hearing, continued to 12.05.96.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

10. 92.228X (NIXON)
235-41, 251-59, 275-81 GEARY STREET, south side between Stockton and Powell Streets, lots 15 14, 13A, and 13 in Assessor's Block 314 - Request for Determination of Compliance and Exception to off street freight loading, bulk requirements, reduction in ground level wind currents, height limits for vertical extensions, height above 80 feet, exception to shadows on Geary Street, exception to shadows on Union Square Park under Section 309 of the Planning Code consideration of a Certificate Appropriateness and a Permit to Alter pursuant to Article 11 of the Planning Code for Building Permit Application No. 9619615S and determination of the significance of shadow impact on Union Square Park. The proposal includes the demolition of two six story buildings (a Category IV and a Category V), removal of a portion of the top floor on a third building (a Category V) and construction of a new eight story building on the site. The project site is in a C-3-R (Downtown Commercial, Retail) District, an 80-130F Height and Bulk District and the Kearny-Market-Mason-Sutter Conservation District.

SPEAKERS: None

ACTION: Approved as drafted.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

MOTION NO. 14243

11a. 96.245C

(NIXON)

2673-77 MISSION STREET, east side between 22nd and 23rd Streets, Lot 22 in Assessor's Block 3637 - Request for authorization of Conditional Use under Section 161(j) of the Planning Code to reduce the residential parking requirement for two dwelling units to be created by the conversion of existing second floor space previously occupied as retail uses in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The Zoning Administrator will conduct a joint hearing on a request for Variance from rear yard and dwelling unit exposure requirements under Section 305 of the Planning Code.

SPEAKERS: None

ACTION: Approved with conditions as drafted.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

MOTION NO. 14244

11b. 96.245V

(NIXON)

2673-77 MISSION STREET, east side between 22nd and 23rd Streets, Lot 22 in Assessor's Block 3637 - REAR YARD AND DWELLING UNIT EXPOSURE VARIANCES SOUGHT: The proposal is to create two residential units at the rear of the second floor of the two story building. The building occupies all but the rear 6.5 feet of the lot.

Section 140 of the Planning Code requires every dwelling unit to face a public street, a side yard at least 25 feet in width, a rear yard meeting the requirements of the Code, or an inner court of 25 feet in every horizontal dimension. The proposed units would be at the rear, second story of an existing building, facing open space which is only 6 feet 6 inches in depth.

Section 134 of the Planning Code requires a rear yard equal to 25 percent of the lot depth at the second level of the building. The rear yard requirement for this 122.5 foot deep lot is 30.6 feet. The existing building extends approximately 24 feet into the required rear yard.

SPEAKERS: None

ACTION: The Zoning Administrator closed public hearing and has taken the matter under advisement.

12. 96.603C

(MILLER)

333 SEVENTH STREET, northeast side between Folsom and Cleveland Streets, Lot 31 in Assessor's Block 3754 - Request for authorization of a CONDITIONAL USE for a 20-bed RESIDENTIAL CARE FACILITY (45-day residential treatment program for multi-diagnosed individuals - Baker Places, Inc.) in an SLR (Service, Light-Industrial, Residential) District and a 50-X Height and Bulk District.

SPEAKERS: Jonathan Vernick - rep of project sponsor, Jim Weise, name unknown, Maria Ruez, Dennis McCourt, Brenda Bentoncourt, Bernie

ACTION: Approved with conditions as drafted.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills
ABSENT: Martin
MOTION NO. 14246

13. 96.453C (PEPPER)

1515 TARAVAL STREET, south side between 25th and 26th Avenues; Lot 50 in Assessor's Block 2400 - Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of six panel antennas on the roof of the building along with a base transceiver station to be installed in the garage of the building as part of a wireless communication network in an NC-2 (Small Scale Neighborhood Commercial) District and a 65-A Height and Bulk District. The existing building is approximately 50 feet in height. The subject building contains residential units on the upper floors and commercial offices on the lower floors. The antennas and base transceiver station are part of a wireless transmission network operated by Pacific Bell Mobile Services. Each antenna measures approximately five feet high by nine inches wide. The antennas would be mounted approximately 55 feet above sidewalk grade. The base transceiver station measures approximately six feet high by four feet wide by two feet deep.

NOTE: Following testimony, the Commission closed the public hearing and continued this matter to 11/21/96 by a vote of +5 -0. Commissioner Lowenberg was excused and Commissioner Martin was absent.

SPEAKERS: Kevin Shannon, Ernie McNabb, Howard Wexler, Lynn Bunim

ACTION: The Commission re-opened the public hearing. Following further testimony, the Commission approved this proposal with conditions as drafted.

AYES: Antenore, Chinchilla, Joe, Marks, Mills
EXCUSED: Lowenberg
ABSENT: Martin
MOTION NO. 14245

14. 96.383C (PEPPER)

4377-79 MISSION STREET, southeast corner at Avalon Avenue; Lot 28 in Assessor's Block 6013: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of nine panel antennas on the roof of the building and a base transceiver station on the second floor deck of the building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The existing building is approximately 38 feet in height. The property is being used by the Social Security Administration as offices on the first floor, with apartments on the upper floors. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately six feet high by eight inches wide. The antennas would be mounted approximately 50 feet above sidewalk grade. The base transceiver station will require an area five feet high by 15 feet wide by 10 feet deep.

(Continued from the Regular Meeting of November 7, 1996)

ACTION: Without hearing, continued to 12.05.96.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills
ABSENT: Martin

15. 96.412C (PEPPER)
3838 CALIFORNIA STREET, north side between Cherry Street and Arguello Boulevard; Lot 54 in Assessor's Block 1015: - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine antennas and a base transceiver station on the roof of the existing building as part of a wireless communication network in an RM-2 (Residential, Mixed, Moderate Density) District and a 40-X Height and Bulk District. The existing building is approximately 113 feet in height. The property is being used by California Pacific Health as medical offices. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately five feet high by six inches wide. The antennas would be mounted approximately 113 feet above sidewalk grade. The base transceiver station measures approximately five feet high by 17 feet wide by 13 feet deep.
(Continued from the Regular Meeting of November 7, 1996)

SPEAKERS: David Blines, Roy Johns, Darin Buckalter

ACTION: Approved with conditions as drafted.

AYES: Antenore, Chinchilla, Joe, Marks, Mills

EXCUSED: Lowenberg

ABSENT: Martin

MOTION NO. 14247

16. 96.015C (MONTAÑA/PEPPER)
470 WEST PORTAL AVENUE, between Sloat Blvd. at Wawona Avenue; Lot 8 in Assessor's Block 2484 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of six antennas and two transceiver equipment facilities on the roof of the existing building as part of a wireless communication network in an RH-1 (D) (Residential-Single Family Detached) District and a 40-X Height and Bulk District. The existing building, at approximately 50 feet in height, is a "non-complying structure" as it exceeds the 40 feet Height Limit. The property is being used as an office building providing "directory assistance" telephone service for the Pacific Bell phone company. The antennas and base transceiver stations are part of a wireless transmission network operated by Pacific Bell Mobile Services. The antennas would be mounted approximately 59 feet above sidewalk grade. The base transceiver stations, which measure approximately 45 inches high by 52 inches wide by 28 inches deep, would also be mounted on the roof of the subject property. Sections 260(b)(2)(i) of the Planning Code exempts antennas from the 40 foot height limit.
(Continued from Regular Meeting of October 17, 1996)

SPEAKERS: None

ACTION: Without hearing, continued indefinitely.

AYES: Antenore, Chinchilla, Joe, Marks, Mills

EXCUSED: Lowenberg

ABSENT: Martin

AT APPROXIMATELY 5:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

17. 96.628D (PASSMORE)
1750 DIVISADERO STREET, southeast corner with Bush Street, Lot 038 in Assessor's Block 1051 - Request for Discretionary Review of Building Permit Application No. 9612032 proposing exterior and interior building alterations for the installation of a retail coffee store for Starbucks Coffee Company in an NC-3 (Moderate-Scale) Neighborhood Commercial District.

SPEAKERS: Patricia Vaughey - DR requestor, Martha, Carlos Martinez; (pro): Ron Taylor - Starbucks rep., Lawrence Smith, Ken Lockerbee, Jan Boraffi, Johnnie Burton, Shawn Maloney, Jan Char, Anthony Worley - Starbucks team, Gail Sanchez - Starbucks team

ACTION: Under their discretionary review powers, the Commission approved this proposal instructing Department staff to include in a Notice of Special Restriction the mutually agreed upon conditions between Starbucks and WANA, the neighborhood association representatives.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Mills

ABSENT: Martin

Adjournment -- 6:30 P.M.

THE DRAFT MINUTES ARE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, DECEMBER 5, 1996.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases may be appealed to the Board of Appeals within 15 days of disposition on the subject building permit by the Department of Building Inspection. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, San Francisco Planning Commission, at (415) 558-6414.

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MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
DECEMBER 5, 1996

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin
ABSENT: Commissioner Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:30 PM

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Amit Ghosh, Elizabeth Gordon, Paul Maltzer, Susana Montaña, Lois Scott, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 96.383C (PEPPER)
4377-79 MISSION STREET, southeast corner at Avalon Avenue; Lot 28 in Assessor's Block 6013: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of nine panel antennas on the roof of the building and a base transceiver station on the second floor deck of the building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The existing building is approximately 38 feet in height. The property is being used by the Social Security Administration as offices on the first floor, with apartments on the upper floors. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately six feet high by eight inches wide. The antennas would be mounted approximately 50 feet above sidewalk grade. The base transceiver station will require an area five feet high by 15 feet wide by 10 feet deep.
(Continued from the Regular Meeting of November 21, 1996)
(Proposed for continuance to December 19, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one

exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

(1) Patricia Vaughney, re: ABC liquor licenses & liquor licenses causing saturation – better way for the Planning Department to OK these licenses.; (2) Roberta Caravelli, re: (subject unknown); (3) Janette Baroca, re: negative impact of food and manufacturing business in her neighborhood–ventilation and heating systems.; (4) John Druckle, re: (subject unknown); (5) Judith Rascoe, re: oppose Burger King on 9th Ave.; (6) Catherine Chin, re: oppose Burger King on 9th Ave.

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of adoption -- draft minutes from 11/7, 11/14, and 11/21/96.

ACTION: 11/7/96: Approved as corrected: pg 3, PUBLIC COMMENT, #2) ...re: expressed her distress at the way she felt a previous Planning Commission meeting was conducted.; pg 5, #14, **AYES:** Antenore, chinchilla, Joe, Lowenberg, Marks, Martin, Mills. EXCUSED: Lowenberg; pg 6, #16, **SPEAKERS:** Eva Aguiue Ena Aguire 11/14 and 11/21/96: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS
NONE

4. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)
BOA: The Board heard testimony & continued to a later date a subdivision case on 10th Ave. previously approved by the Planning Commission.

Mr. Passmore reported on a meeting Department staff had with the Alcohol Control Board yesterday. The Commission requested that he report back in early January on the enforcement and saturation issues raised in Public Comment today.

E. UNCONTESTED CASE CALENDAR

The following item appears to be an uncontested case, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular

scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

5. 96.690Q (ANDRADE)
1317 HYDE STREET, Lot 3 in Assessor's Block 217; west side between Washington and Clay Streets -- Condominium subdivision, six-unit residential conversion in the RM-3 (Residential Mixed, Medium Density) District.

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

MOTION NO. 14248

F. REGULAR CALENDAR

6. (HERRERA)
PROGRAM AND BUDGET DEVELOPMENT, Consideration of a proposal for a neighborhood planning program called Strategic Neighborhood Action Plans (SNAP) and a proposal for Planning Code amendments to facilitate housing developments as requested by the Planning Commission at the September 12, 1996 Housing Workshop meeting.

NOTE: On November 7, 1996, following testimony, the Commission closed public hearing and continued this matter to 12.5.96, by a vote of +7 -0.

ACTION: Without further hearing, continued indefinitely. However, the Commission requested the following: How does this program fit in the overall Department budget? Instructed staff to look at projects that were started and not completed and report on current status.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

7. 92.371E (MALTZER)
RECYCLED WATER AND GROUNDWATER MASTER PLANS -- Public Hearing on Draft Environmental Impact Report. The project consists of two separate water use plans: a Recycled Water Master Plan, and a Groundwater master Plan. Each Plan includes some program, or policy level proposals regarding use of recycled water and groundwater, respectively, as well as some project specific construction proposals related to water treatment, storage, distribution and use. The construction proposals include a tertiary treatment plant adjacent to the Oceanside Water Pollution Control Plant and San Francisco Zoo, storage reservoirs at Lincoln High School and McLaren Park, groundwater extraction wells in Golden Gate Park and the Sunset District, pump stations, transmission lines and a distribution system. The project is proposed by the San Francisco Public Utilities Commission.

Note: Written comments will be received at the Planning Department until 5:00 p.m., on December 16, 1996.

SPEAKERS: Emerick, Roberta Caravelli

ACTION: Following comments, continued to January 9, 1997, also continuing the date that written comments will be received at the Planning Department to 5:00 p.m., January 9, 1997.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin
ABSENT: Mills

8. 96.487C (BERKOWITZ)
1 CRYSTAL STREET, northwest corner with DeLong Street, Lot 4A in Assessor's Block 7155: Request for Conditional Use Authorization to expand an existing 6 bed residential care facility to an 11 bed facility within an existing single family house in an RH-1 (House, One-Family) District and a 40-X height and bulk district.

SPEAKERS: Placida Miguel, Roberta Caravelli, Ana Mendoza

ACTION: Following comments, continued to January 16, 1997 with the following direction to staff: report on the Fair Housing laws as relates to this case; confirm legal number of bedrooms and parking spaces.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin
ABSENT: Mills

9. 96.576C (GORDON)
4109-4111 18TH STREET, southwest corner with Castro Street, Lot 01 in Assessor's Block 2695: Request for a Conditional Use Authorization to allow a Place of Entertainment (defined as Other Entertainment by Planning Code Section 790.38) adding amplified and non-amplified music to an existing nonconforming Full-Service Restaurant and Bar (dba Harvey's), as required by Planning Code Section 715.48, in the Castro Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.

SPEAKERS: Jim Hughes, Kevin Kropp, Paul Lester, Russe'l Kern, Carol East, Elaine Cook, Rachel Hayman, Kate Dyer, Randall Schiller, Lion Barnett

ACTION: Following comments, approved with conditions as drafted.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin
ABSENT: Mills
MOTION NO. 14249

10. 96.655C (ZWIERZYCKI)
555 CLEMENT STREET, Assessor's Block 1438, Lot 37, at the southeast corner of 7th Avenue: Request for Conditional Use Authorization to allow a walk-up ATM facility with less than a 3-foot recess, in the Inner Clement Street Neighborhood Commercial District.

SPEAKERS: None

ACTION: Following comments, approved with conditions as drafted.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin
ABSENT: Mills
MOTION NO. 14250

11. 96.504C (BILLOVITS)
3550 MISSION STREET, west side of the street, the block bounded by San Jose Avenue, Randall and Brook Streets, Lots 16, 23, 24 and 58 in Assessor's Block 6660: Request for a Conditional Use Authorization to intensify an existing automobile gas station by adding one fuel pump, converting former auto repair service bays to convenience store and small fast-food restaurant, and constructing

an automated car wash tunnel on a lot greater than 10,000 square-feet in area in the NC-3, Moderate-Scale Neighborhood Commercial Zoning District and Mission Street Fast-Food Subdistrict (as required by Sections 121.1, 178(c), 712.57, 712.60 and 781.5 of the Planning Code) and a 40-X Height and Bulk District.

SPEAKERS: None

ACTION: Following comments, approved with conditions as drafted.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

MOTION NO. 14251

12. 95.363CC (MONTAÑA)

3100-3190 CESAR CHAVEZ STREET, a full City block bounded by Harrison, 26th, Folsom, and Cesar Chavez Streets known as Bernal Dwellings owned and operated by the San Francisco Housing Authority; Lot 1 in Assessor's Block 6573 - Request by the Housing Authority for release of demolition permits to demolish 208 units of deteriorated low-income rental housing units and accessory community space and parking for replacement by 160 low-income rental housing units and accessory community space, retail space and parking which was authorized as a Conditional Use/Planned Unit Development by the Planning Commission on October 25, 1995 by Resolution Number 13995 pending the Commission's review and approval of a Relocation Plan, Security Plan and Maintenance Plan for the new development which is to be heard at a duly advertised public hearing.

(Continued from Regular Meeting of November 21, 1996)

SPEAKERS: Barbara Smith and Patrick Lynch - Housing Authority staff; Robert Rubin - rep of Tenant Association; Jim Morales

ACTION: Following comments, continued to January 9, 1997. The Commission requested a progress report on 12/19/96 on tenant relocations & the sign-off from HUD on letter to tenants informing them of their relocation options for this project and Plaza East.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

13. 96.625D (PASSMORE/GORDON)

2401 CALIFORNIA STREET, southwest corner with Fillmore Street, Lot 001 in Assessor's Block 0654 - Request for Discretionary Review of Building Permit Application No. 9618741 proposing exterior and interior building alterations to an existing small self-service restaurant to be doing business as WrapWorks in the Upper Fillmore Neighborhood Commercial District.

SPEAKERS: Patricia Vaughey, Ian Berke, Ruth Dewson, Ronald C. Ferreira, Ralph Gallagher, Roy Langford, Courtney Clarkson, Richard Brown, Susan Kram

ACTION: Following comments, continued to January 16, 1997 with instructions that the absent commissioner receive the hearing tape and all case material prior to final action.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

14. 96.627D (PASSMORE/IONIN)
538 - 29TH AVENUE, east side between Geary Boulevard and Anza Street, Lot 031
in Assessor's Block 1516 - Request for Discretionary Review of Building Permit
Application No. 9616130 proposing a third story, a rear two-story addition, a deck
and patio in the rear, and a second dwelling unit.

SPEAKERS: Mr. Kaiser, Barry , Kristen Lakry

ACTION: Under their discretionary review powers, the Commission approved this
project as proposed.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

Adjournment -- 7:15 P.M.

**THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING
OF THE PLANNING COMMISSION ON THURSDAY, JANUARY 9, 1997.**

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases may be appealed to the Board of Appeals within 15 days of disposition on the subject building permit by the Department of Building Inspection. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, San Francisco Planning Commission, at (415) 558-6414.

ADDENDUM

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 5, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:30 P.M.

SPECIAL DISCRETIONARY REVIEW HEARING

15. 96.714D (PASSMORE/CHIONG)
1326 9TH AVENUE; east side between Irving and Judah Streets, Lot 6A in Assessor's Block 1763. Request for Discretionary Review on Building Permit Application No. 9611591 for the construction of a Restaurant with an accessory brewery. The proposal is to expand an existing 1,900 square foot retail/commercial space and convert to a restaurant and accessory brewery with a total of approximately 3,786 square feet. The new addition includes 786 square feet at a mezzanine level and 1,125 square feet at the ground level. The accessory brewery would occupy the entire mezzanine level.

SPEAKERS: Peter Straus, Jed Linden, John A. Dracco, Rolph Muller, Frederick E. Reeves, Judith Rascoe, Sal Morgannam, Lee Clinch, Tom Kearney, Eva Marie Leonard, Connie Wong, Susan Maerki, Lemoine Skinner III, Eric D. Bianco, Steve Devine, Ken Hagan, Eric J. McHuron, Glenn Rescalvo, Eric Rimes, David Smith, John Figone, Glen Riscalvo, David Smith, Eric McCaren

ACTION: Under their discretionary review powers, the Commission disapproved this project.

AYES: Antenore, Chinchilla, Lowenberg, Marks, Martin

ABSENT: Joe and Mills

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JANUARY 9, 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

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/12/96

MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY
DECEMBER 12, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

JAN 22 1997

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

THE MEETING WAS CALLED TO ORDER BY PRESIDENT LOWENBERG AT 1:35 PM

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Amit Ghosh, Elizabeth Gordon, Paul Maltzer, Susana Montaña, Lois Scott, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.336CR (NIXON)
USF LONE MOUNTAIN CAMPUS, south side of Anza Street between Parker and Wood Streets and USF Lone Mountain Campus adjacent to the Rossi wing of the Lone Mountain Building; Lot 3A in Assessor's Block 1107: Request for Conditional Use Authorization to construct up to 136 dwelling units, up to 34 group housing units, and as a Planned Unit Development seeking exceptions from rear yard and open space standards, modification of building height measurement method, allowance of parking exceeding 150% of the requirement and review of the proposed reconfiguration and improvement of the south side of Anza Street from Wood Street to Parker Avenue for consistency with the General Plan for a project in an RH-2 (House, Two-Family) District with a 40-X Height and Bulk designation.
(Proposed for Continuance to December 19, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

2. 96.656A (PAEZ)
256 GRANT AVENUE, southeast corner of the intersection of Sutter Street and Grant Avenue, Lot 9 in Assessor's Block 293--Request for authorization of a Permit to Alter a Category 1 Significant Building pursuant to Section 1111.4 of the City Planning Code. The subject property, within the Kearny-Market-Mason-Sutter Conservation District, is zoned C-3-R (Downtown Retail District) and is in an 80-130-F Height and Bulk District. The proposed Major Alteration was recommended for approval by the Landmarks Preservation Advisory Board at its Regular Meeting of November 6, 1996 under Resolution No. 494.

(Proposed for Continuance to December 19, 1996)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

(1) Roberta Caravelli, re: Concerned over data and mistreatment of San Francisco's handicapped in care facilities; (2) Mary Anne Miller, re: re-evaluation of neighborhood commercial districts sent to Planning about a month ago--has direct effect on two current projects on Irving Street; (3) Brad Bergland, re: Hyde Street Fishing Harbor

C. COMMISSIONERS' QUESTIONS AND MATTERS

Antenore: Staff should make an attempt to spread items like #7 thru 12 on today's calendar over several calendared hearings to allow for better study and review by commissioners.

D. DIRECTOR'S REPORT3. DIRECTOR'S ANNOUNCEMENTS

NONE

4. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

- Inner Sunset Neighborhood to take jurisdiction of Burger King - denied
- ABC Licenses continued to next month
- Valley Street case was taken off calendar

E. REGULAR CALENDAR

5. 93.574E (ROGERS)

PROPOSED HYDE STREET FISHING HARBOR BERTHS AND PIER 45/NEW USES IN SHEDS A AND C. Certification of Final Environmental Impact Report.

The proposed Hyde Street Fishing Harbor would include reconfiguration of the east side of Hyde Street Pier (located to the west of Pier 45, across the main basin) to allow for the construction of facilities for a total of 60 boats; there would be 40 permanent floating berths and 20 side tie/stem tie spaces. This would increase the number of leasable spaces in the harbor area to a total of about 176 spaces. Some new Bay coverage/fill, dredging, and pile driving would be necessary. There would be additional harbor service facilities to serve both the new and existing berths. New uses are proposed for Sheds A and C on Pier 45 which would be complementary to the fishing industry. The alternative uses under consideration

are: a Fisheries Center, a Conference Center, an Education Center. Another alternative of additional fish processing is also included.

Note: The period for receipt of comments on this document was closed on June 10, 1996. No testimony will be taken at this meeting.

SPEAKERS: None

ACTION: Approved

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14252

6. 94.615E (NISHIMURA)

KEARNY STREET/COLUMBUS AVENUE PROJECT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT **Certification of Supplemental Environmental Impact Report (SEIR).** Assessor's Block 195, Lots 4, 5, 11 and 13; southeast corner of Kearny and Jackson Streets (Lots 11 and 13 = Site A) and northwest corner of Columbus Avenue, and Washington and Montgomery Streets (Lots 4 and 5 = Site B). The proposed project covers two sites. The project would construct on Site A (formerly occupied by the International Hotel (a.k.a. the I-Hotel) and the Victory Hotel), 104 units of affordable housing for elders and one manager's unit in a 15-story tower, a Catholic Center which would include St. Mary's Chinese Elementary School, a gymnasium and multiple-use area, a chapel and a pastoral residence in four stories, all with an entrance on Kearny Street, and a public parking garage three-and-one-half levels below grade for 154 vehicles with an entrance/exit on Jackson Street. On Site B, the Project Sponsor has opted to propose the construction of Alternative C: Reduced Housing on Site E Alternative which was described in the Draft SEIR and is included in the SEIR. Alternative C is 46 market-rate dwelling units in four stories above approximately 9,900 square feet of ground floor retail space, an underground level for residential storage, and two garage levels on the second and third stories containing 50 parking spaces with an entrance/exit on Washington Street. Site B would include the demolition of the Colombo Building, an historic architectural resource which appears eligible for listing in the National Register of Historic Places.

NOTE: The period for receipt of comments on this document closed on November 7, 1996. The Commission held a public hearing to receive testimony on this document on October 24, 1996. No testimony will be taken at this meeting.

SPEAKERS: None

ACTION: Approved

AYES: Antenore, Chinchilla, Lowenberg, Marks, Martin, Mills

EXCUSED: Joe

MOTION NO. 14253

7. 94.615C (HART)

898 KEARNY STREET and ONE COLUMBUS AVENUE, 898 KEARNY STREET (Site "A") is at the southeast corner of Jackson and Kearny Streets (former International Hotel Site), Assessor's Block 195, Lots 11 and 13 and **ONE COLUMBUS AVENUE** (Site "B") is at the northwest corner at Columbus Avenue and Washington Streets (Colombo Building), Assessor's Block 195, Lots 4 and 5. Lots 11 and 13 are in the CRNC (Chinatown Residential Neighborhood Commercial) District and Lots 4 and 5 are in the CCB (Chinatown Community Business) District

both with a 65-D-2 height and bulk designation. Request for approval of an amendment to an existing Conditional Use/Planned Unit Development (Case No. 84.533C) approved by the City Planning Commission on July 9, 1987. The proposed Planned Unit Development would permit exceptions from Planning Code standards on Site "A" as follows: Lot size per development, use size limit, sun access setbacks, rear yard/site coverage, open space requirement for uses other than residential in Chinatown, maximum street frontage per building, residential off-street parking, off-street freight loading, height exceeding 35-feet/special exceptions for the southern edge of Jackson Square, bulk, and community commercial parking garage. On Site "B" the proposed exceptions are as follows: Lot size per development, maximum street frontage per building, off-street freight loading, height exceeding 35 feet/special exceptions for the southern edge of Jackson Square and bulk.

SPEAKERS: Joel Lipsky, Roberta Caravelli, Nancy Shannahan, Erin Peskin, Joe Latiell, William Stout, Robert DoMergue, Scott Lewis, Ann Bloomfield, Mary Ann Miller, Steven Atkinson, Linda Wong, Father Daniel McCotter, Alice Barkley, Susan Passoway

ACTION: Approved with conditions as modified: The Commission directed staff to schedule design review of the Kearny/Jackson building before the Commission prior to granting the permit.

AYES: Antenore, Chinchilla, Lowenberg, Marks, Martin, Mills

EXCUSED: Joe

MOTION NO. 14254

8. 96.543TZ (BASH)

MISSION BAY INTERIM USE DISTRICT, Central Mission Bay Area South of China Basin Channel; Consideration of request for amendments to the Planning Code and Zoning Map to amend Section 235 and add Section 987 to create a Special Use District in the area generally bounded by Channel, Fifth, El Dorado, Sixth and Owens Streets, this district would allow nonconforming uses and noncomplying buildings to be continued for at least 20 years rather than the five years currently remaining under Section 983(e)3, and would allow certain temporary uses to be authorized as interim uses for up to 20 years rather than the ten years possible under section 985(d). This is within MB-R-1, MB-R-2 and MB-R-3 Mission Bay Residential Districts and an MB-OS Mission Bay Open Space District.
(Continued from Regular Meeting of November 21, 1996)

SPEAKERS: None

ACTION: Without hearing, continued indefinitely.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

9. (BASH)

MISSION BAY NORTH OF CHINA BASIN CHANNEL REDEVELOPMENT PROJECT, Consideration of adoption of the Preliminary Plan for the Mission Bay North Redevelopment Project, to include such uses as residential, retail and entertainment, mixed use, open space and transportation, in the area generally bounded by Townsend, Third, Berry, Fourth, Channel and Seventh Streets, excluding the two blocks bounded by Townsend, Fourth, King and Sixth Streets. This includes Assessor's Blocks 3795, 3798, 3804, 3805, 3806 and portions of Assessor's Blocks 3796 and 3797. The Commission will also review related

amendments to the General Plan including the Mission Bay Plan. This area is within Mission Bay MB-O (Office), MB-CF (Community Facilities), MB-R-3 (High Density Residential), MB-NC-2 (Small Scale Neighborhood Commercial) and MB-OS (Open Space) Use Districts, and a Mission Bay 110 Foot Height District.

SPEAKERS: Andrea Jones, Bob Isaacson, Louise Bird, Jeffrey Leibovitz, Roberta Caravelli, Babette Drefke, Arthur Feinstein, Ruth Gravanis, Joe Boss, Dehnert Queen, Janet Carpinelli, Ahna Damiski, John Elberling, David Madway

ACTION: Approved as modified: direct the Director of Planning to schedule a quarterly information status report before the Planning Commission on the progress of the Redevelopment process and related matters.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14255

10. (MONTAÑA)

MID MARKET STREET REDEVELOPMENT PROJECT AREA PRELIMINARY PLAN

Presentation of and consideration for adoption of a Mid-Market Street Redevelopment Project Area Preliminary Plan for an approximately 15 block area generally bounded by Fourth Street, Minna Street, Octavia Street and frontage properties on the north side of Market Street. The Preliminary Plan describes generalized land uses, density and intensity of proposed developments, conservation and preservation of buildings and public/open spaces; Mid-Market Street Redevelopment Project Area boundaries; and general conformity of proposed redevelopment and revitalization strategies with the City's General Plan. Adoption of the Preliminary Plan by the Planning Commission would allow the Redevelopment Agency to begin preparation of a Redevelopment Plan and environmental analysis of the Plan for adoption of a Mid-Market Street Redevelopment Project Area. For further information, please contact Ms. Susana Montaña at 558-6313 at the Planning Department of Gail Goldman at 749-2480 at the Redevelopment Agency. Copies of the Preliminary Plan are available at the Planning Department at the Fifth Floor receptionists' desk at 1660 Mission Street.

SPEAKERS: Carolyn Diamond, Roberta Caravelli, Amy Chung, Jerry Clark, John Elberling, Dehnert Queen

ACTION: Approved as modified: direct the Director of Planning to schedule a quarterly information status report before the Planning Commission on the progress of the Redevelopment process and related matters.

AYES: Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

ABSENT: Antenore

MOTION NO. 14256

11. (BERGDOLL)

SOUTH BAYSHORE REDEVELOPMENT PROJECT AREA PRELIMINARY PLAN (Amended Preliminary Plan for the Hunters Point Redevelopment Project to include the South Bayshore Survey Area). The Planning Commission will consider

selection of the proposed project area boundaries, consistency of the Preliminary Plan with the South Bayshore Plan and other elements of the General Plan, and authorization of transmittal of the Preliminary Plan - South Bayshore Redevelopment Project to the Redevelopment Agency for additional preparation. Planning

Commission action at this time designates the boundaries and allows election of a Project Area Committee.

SPEAKERS: Roberta Caravelli, Dehnert Queen, Mary Ratcliff, Willie Ratcliff, Carolyn Washington, Marie Harrison, Dorothy Lawrence, Marie Franklin, Pauline Pill, Al Norman, Barbara Cohen, Martha Simmons

ACTION: Approved as modified: direct the Director of Planning to schedule a quarterly information status report before the Planning Commission on the progresss of the Redevelopment process and related matters.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14257

12. (MONTANA)

RINCON POINT-SOUTH BEACH REDEVELOPMENT PROJECT AREA PRELIMINARY PLAN AMENDMENT, Presentation of a Rincon Point--South Beach Redevelopment Area Preliminary Plan Amendment. The Plan amendment would add one parcel to the Project Area and would designate that parcel for office use and would designate another small parcel for commercial use; both parcels are vacant and lie within the former Embarcadero Freeway right-of-way. For further information, please contact Susana Montana at 558-6313 at the Planning Department or Tom Conrad at 749-2492 at the Redevelopment Agency. Copies of the Preliminary Plan are available at the Redevelopment Agency at 770 Golden Gate Avenue.

SPEAKERS: Clifford Graves

ACTION: Approved as modified: direct the Director of Planning to schedule a quarterly information status report before the Planning Commission on the progresss of the Redevelopment process and related matters.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14258

13. 95.481C (BILLOVITS)

5411 THIRD STREET, east side of the street between Wallace and Yosemite Avenues, Lot 17 in Assessor's Block 5413: Request for a Conditional Use Authorization to develop a lot in excess of 10,000 square-feet by constructing a large fast-food restaurant with drive-up window service and 37 off-street parking spaces (in excess of 150% of the required number of spaces) in the NC-3, Moderate-Scale Neighborhood Commercial Zoning District and the Third Street Special Use District (as required by Sections 121.1, 204.5, 249.14(b)(2) and 712.43 of the Planning Code), and a 40-X Height and Bulk District.
(Continued from Regular Meeting of November 21, 1996)

NOTE: On 10/3/96, following testimony, the Commission closed public hearing and continued the matter to 10/17/96 with instructions that the project sponsor, neighborhood representatives, and Department staff should meet to explore possible mixed uses in conjunction with the proposed project on this site. The vote was +6 -0 with Commissioner Lowenberg absent.

SPEAKERS: Harry O'Brien, Mary Ratcliff, Willie Ratcliff, Martha Simmons

ACTION: Following further testimony, the Commission re-closed public hearing and continued the matter to 12/19/96.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

14. 96.450C (GORDON)
1909B UNION STREET, on the south side between Buchanan and Laguna Streets, Lot 037 in Assessor's Block 0542: Request for a Conditional Use Authorization to amend City Planning Commission Conditional Use Authorization No. 94.495C/Motion No. 13765 to allow an addition of eight seats to an existing Large Fast-Food Restaurant (defined by Planning Code Section 790.90) within the Union Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District. The previous conditional use authorization for a restaurant restricted the establishment to a total of nine seats.

ACTION: Without hearing, continued to 1/23/97.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

15. 96.180C (PAEZ)
317 & 323 TWENTY-NINTH STREET AND 210 DAY STREET, midblock between Church and Sanchez Streets, Lots 39 & 57 in Assessor's Block 6632: Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT (PUD) to permit conversion of the former Saint Paul's High School and Convent buildings to 35 DWELLING UNITS and the construction of a TWO-FAMILY DWELLING requiring exceptions from the otherwise-applicable standards of the City Planning Code for dwelling unit density, dwelling unit exposure and open space in RM-1 (Mixed Residential, Low Density) and RH-2 (House, Two-Family) Districts and a 40-X Height and Bulk District.

SPEAKERS: John May

ACTION: Approved as modified: added mitigation measures from the Neg. Dec.; #3 requires review of final plans in consultation with the neighbors; and identified units by unit number.

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, Mills

MOTION NO. 14259

16. 96.577CR (PEPPER)
11 PHELAN AVENUE, northwest corner at Ocean Avenue, Lot 1 in Assessor's Block 3180: -- Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of six panel antennas on the existing hose tower of the fire station building and a base transceiver station on the roof as part of a wireless communication network in a P (Public) District and a 65-A Height and Bulk District. The existing building is approximately 28 feet in height, and the hose tower is approximately 57 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Pacific Bell Mobile Services. Each antenna measures approximately five feet high by nine inches wide. The tops of the antennas would be approximately 57 feet above sidewalk grade. The base transceiver station measures approximately six feet high by four feet wide by two feet deep. The proposed site requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

EXCUSED: Lowenberg

MOTION NO. 14260

17. 96.613C (PEPPER)
2200 HAYES STREET, north side between Shrader and Stanyan Streets; Lot 39 in Assessor's Block 1191: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine panel antennas and a base transceiver station on the roof of the existing eight-story building as part of a wireless communication network in RH-3 (Residential, House, Three-Family) and RM-2 (Residential, Mixed, Moderate Density) Districts and 80-E and 130-E Height and Bulk Districts. The existing building is approximately 102 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by GTE Mobilnet. Each antenna measures approximately four feet high by one foot wide. The tops of the antennas would be approximately 115 feet above sidewalk grade. The base transceiver station measures approximately 12 feet by 21 feet and would be installed in an existing rooftop mechanical enclosure.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

EXCUSED: Lowenberg

MOTION NO. 14261

18. 96.651C (PEPPER)
2696 GEARY BOULEVARD, northeast corner at Emerson Street; Lot 4 in Assessor's Block 1071: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of four whip antennas and a base transceiver station on the roof of the existing Public Storage building as part of a wireless communication network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and an 80-D Height and Bulk District. The existing building is approximately 84 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Skytel Corporation. Each antenna measures approximately five feet high by two inches wide. The tops of the antennas would be approximately 100 feet above sidewalk grade. The base transceiver station measures approximately eight feet high by 10 feet wide by eight feet deep.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

EXCUSED: Lowenberg

MOTION NO. 14262

19. 96.674C (PEPPER)
601-615 SECOND STREET, southeast corner at Brannan Street; Lot 8 in Assessor's Block 3789: -- Request for Conditional Use authorization under Section 818.73 of the Planning Code to install a total of 12 panel antennas on the roof and a base transceiver station inside the existing Public Storage building as part of a wireless communication network in an SSO (Service/Secondary Office) District and a 50-X Height and Bulk District. The existing building is approximately 68 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Nextel Communications. Each antenna measures approximately four feet high by one foot wide. The tops of the antennas would be approximately 82 feet above sidewalk grade. The base transceiver station, which requires an area approximately 10 feet wide by 15 feet deep, would be located

inside the existing building. The proposed site is an Architecturally Significant building in the South End Historic District. A Certificate of Appropriateness has been approved by the Landmarks Review Board for this project..

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Marks, Martin, Mills

EXCUSED: Lowenberg

MOTION NO. 14263

AT APPROXIMATELY 7:30 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

20. 96.573D (PASSMORE/PUTRA)
3408 CALIFORNIA STREET, north side between Locust and Laurel Streets, Lot 008 in Assessor's Block 1019 - Request for Discretionary Review of Building Permit Application No. 9604375 proposing to demolish an existing 2-story with attic, single-family building and replace it with a new 4-story, 3-unit building.
(Continued from the Regular Meeting of November 7, 1996)

SPEAKERS: Andrew Junins, Mary Ann Massenburg

ACTION: Under their discretionary review powers, the Commission approved this project based on the mutual agreement between project sponsor and DR requestor presented to the Commission at the public hearing held on this date.

AYES: Antenore, Chinchilla, Marks, Martin, Mills

ABSENT: Joe and Lowenberg

NOTE: The Zoning Administrator noticed and held a public on a variance request jointly while the Commission held the hearing on the Discretionary Review request. The Zoning Administrator closed his public hearing and has taken the matter under advisement.

21. 96.653D (PASSMORE/ANDRADE)
331 SENECA AVENUE, between San Jose and Delano Avenues, Lot 020 in Assessor's Block 6964 - Request for Discretionary Review of Building Permit Application No. 9609025 proposing new construction of a one-family house on a vacant lot in an RH-1 (House, One-Family) District.

SPEAKERS: Charity Asuncion, Victor Wong

ACTION: Under their discretionary review powers, the Commission approved this project as submitted as long as the proposed skylight is code complying.

AYES: Antenore, Chinchilla, Marks, Martin, Mills

ABSENT: Joe and Lowenberg

Adjournment -- 8:05 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JANUARY 9, 1996

ACTION: Approved as corrected: Page 4, item 7, ACTION: should read: Approved with conditions as modified: The Commission directed staff to schedule

**design review of the Kearny/Jackson building before the Commission
prior to granting the permit.**

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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1/9/96

MINUTES
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY
DECEMBER 19, 1996

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

JAN 22 1997

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Antenore, Chinchilla, Joe, Marks, Mills
ABSENT: Commissioners Lowenberg and Martin

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT CHINCHILLA AT 1:37 PM

STAFF IN ATTENDANCE: Gerald Green - Director of Planning, Robert Passmore - Zoning Administrator, Alec Bash, John Billovits, Larry McDonald, Kelly Pepper, Steve Shotland, Linda Avery - Commission Secretary

A. ITEMS TO BE CONTINUED

1. 95.336CR (NIXON)
USF LONE MOUNTAIN CAMPUS, south side of Anza Street between Parker and Wood Streets and USF Lone Mountain Campus adjacent to the Rossi wing of the Lone Mountain Building; Lot 3A in Assessor's Block 1107: Request for Conditional Use Authorization to construct up to 136 dwelling units, up to 34 group housing units, and as a Planned Unit Development seeking exceptions from rear yard and open space standards, modification of building height measurement method, allowance of parking exceeding 150% of the requirement and review of the proposed reconfiguration and improvement of the south side of Anza Street from Wood Street to Parker Avenue for consistency with the General Plan for a project in an RH-2 (House, Two-Family) District with a 40-X Height and Bulk designation.
(Proposed for Continuance to January 9, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

2. 96.656A (PAEZ)
256 GRANT AVENUE, southeast corner of the intersection of Sutter Street and Grant Avenue, Lot 9 in Assessor's Block 293--Request for authorization of a Permit to Alter a Category 1 Significant Building pursuant to Section 1111.4 of the City Planning Code. The subject property, within the Kearny-Market-Mason-Sutter Conservation District, is zoned C-3-R (Downtown Retail District) and is in an 80-130-F Height and Bulk District. The proposed Major Alteration was recommended for approval by the Landmarks Preservation Advisory Board at its Regular Meeting of November 6, 1996 under Resolution No. 494.
(Proposed for Continuance to January 9, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

3. 96.657C

(PEPPER)

1334 VAN NESS AVENUE, northeast corner at Fern Alley; Lot 14 in Assessor's Block 670: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine antennas on the roof and a base transceiver station in the basement of the existing commercial building as part of a wireless communication network in the RC-4 (Residential-Commercial, High Density) District and 130-V Height and Bulk District. The existing building is approximately 78 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately five feet high by eight inches wide by one inch deep. Three antennas would be wall-mounted on the existing penthouse and six antennas would be pole-mounted on the roof. The tops of the antennas would be approximately 96 feet above sidewalk grade. The base transceiver station, which requires an area approximately 22 feet wide by 10 feet deep, would be located in the basement of the building.

(Proposed for Continuance to January 9, 1997)

ACTION: Continued as proposed

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

SPEAKERS: (1) Roberta Caravelli, re: inadequacy of General Plan; (2) Philip Carelton, re: Departments should work together to find a way for the public to find and track permits; (3) Gwenda Davis, re: Lincoln Manor Neighborhood Residential Design Guidelines

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of adoption -- draft minutes of December 5, 1996.

ACTION: Without hearing, continued to January 9, 1997

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

Antenore: Schedule a review of the Neighborhood Residential Design Guidelines for 1/23/97 including info on Miraloma Park and Lincoln Manor.

D. DIRECTOR'S REPORT

Green: Wished everyone a happy holiday season.

5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)
NONE

6. STATUS OF IMPLEMENTATION OF WIRELESS TELECOMMUNICATIONS GUIDELINES (MONTAÑA)

- a. Ambient Radio Frequency Report Review
- b. City-owned properties/NC-1 and MC-2 location sites.
The Commission directed the Director to write the Mayor and encourage him to support city-wide streamlining.
- c. 18 Month Moratorium/Telecommunications Master Plan

E. REGULAR CALENDAR

7. (BASH)
Consideration of initiation of amendments to the Planning Code to amend Section 913 concerning the MB-CI (Mission Bay - Commercial Industrial) District and Section 920 concerning residential densities.

SPEAKERS: None

ACTION: Approved

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

RESOLUTION NO. 14264

8. (BASH)
Consideration of initiation of amendments to the Zoning Map to reclassify property on the north side of 16th Street between Sixth and Owens Streets, a portion of Lot 3 in Assessor's Block 3535, from an MB-R-3 (Mission Bay High Density Residential) District to an MB-CI (Mission Bay - Commercial Industrial) District.

SPEAKERS: None

ACTION: Approved

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

RESOLUTION NO. 14265

9. 96.654M (SHOTLAND)
Consideration of a Resolution of intent to initiate an amendment to Map 4 of the Recreation and Open Space Element of the General Plan to designate the old Bessie Carmichael School site, AB 3754, lot 16, and Sherman Way right-of-way between Cleveland and Harrison Streets, as "Proposed Public Open Space, Acquire for or Convert to Public Open Space."

SPEAKERS: None

ACTION: Approved

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

RESOLUTION NO. 14266

10. 96.594T (GALLAGHER PASSMORE)
NEIGHBORHOOD COMMERCIAL SIGN CONTROLS, Consideration of a modification of the Planning Code initiated by the Board of Supervisors to amend Section 604 to allow a business that is relocating to a new location within 300 feet of its existing location to also relocate one existing business sign that would be nonconforming in its new location together with its associated sign structure, except that in no event may a painted sign or a sign with flashing, blinking, fluctuating or otherwise animated light be relocated unless in conformity with current Code requirements applicable to its new location and the relocated sign must comply with applicable provisions of Articles 10 and 11.

SPEAKERS: Bevin Dufty, Bob Tibbits, Tony Candito, Joanna, James

ACTION: Following testimony, the Commission closed public hearing and continued the matter to 1/9/97

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

11. 95.481C (BILLOVITS)
5411 THIRD STREET, east side of the street between Wallace and Yosemite Avenues, Lot 17 in Assessor's Block 5413: Request for a Conditional Use Authorization to develop a lot in excess of 10,000 square-feet by constructing a large fast-food restaurant with drive-up window service and 37 off-street parking spaces (in excess of 150% of the required number of spaces) in the NC-3, Moderate-Scale Neighborhood Commercial Zoning District and the Third Street Special Use District (as required by Sections 121.1, 204.5, 249.14(b)(2) and 712.43 of the Planning Code), and a 40-X Height and Bulk District.
(Continued from Regular Meeting of December 12, 1996)
NOTE: On 10/3/96, following testimony, the Commission closed public hearing and continued the matter to 10/17/96 with instructions that the project sponsor, neighborhood representatives, and Department staff should meet to explore possible mixed uses in conjunction with the proposed project on this site.

SPEAKERS: Barbara Cohen, Martha Simmons, Al Williams, Harry O'Brian, Lawrence Manner, Turrell Burton, Al Minanni

ACTION: Approved with conditions as modified: add a condition that states: The project sponsor shall pay to the Aging Campus sponsored by the Bayview Hunter's Point Senior Center and the National Black Aging Network (or, in the event the above identified organizations are no longer in existence, to such other neighborhood based non-profit organization as may be designated by the Director after consultation with the project sponsor and the community) the total sum of \$40,000, which shall be payable in five (5) annual installments of \$8,000, with the first installment payable prior to the issuance of the first certificate of occupancy for the project and subsequent installments payable on the anniversary of the issuance of the first certificate of occupancy; also add a condition that states: Should implementation of this Project result in complaints from neighborhood residents, which are not resolved by the Project Sponsor and are subsequently reported to the Zoning Administrator and found to be in violation of the City Planning Code and/or the specific Conditions of Approval for the Project as set forth in Exhibit A of this motion, the Zoning Administrator shall report such complaints to the City Planning

Commission which may thereafter hold a public hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in Sections 174, 306.3 and 306.4 of the Code to consider revocation of this Conditional Use Authorization.

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

RESOLUTION NO. 14267

12. 94.285C (ANDRADE)

2301 MARKET STREET, Lot 34 in Assessor's Block 3563; southwest corner of Market and Noe Streets in the upper Market Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of an existing athletic club. Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13788 and subsequent off-street parking variance including but not limited to the provision of off-street parking, bicycle racks and promotion of transit use.

(Continued from Regular Meeting of November 14, 1996)

SPEAKERS: None

ACTION: The Commission closed public hearing and continued the matter to 1/16/97

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

13. 96.151EC (MCDONALD)

150 BRITTON STREET, south end of both Britton and Loehr Streets on lots running through to the north side of Sunnysdale Avenue between Sawyer and Rey Streets; Assessor's Block 6298, Lot 43; Block 6299, Lot 7A; and Block 6300, Lots 9 and 22: Request for Conditional Use Authorization of a Planned Unit Development (PUD) to construct 92 affordable dwelling units, a community center and a 40-child day care center with exceptions to Planning Code requirements for rear yard depth, parking within the rear yard area, dwelling unit exposure and the number of dwelling units per lot in an RH-1 (House, Single-Family) District with a 40-X Height and Bulk designation.

SPEAKERS: None

ACTION: Approved with conditions as modified: Conditions of Approval, #3...

~~Approximately one-half of all~~ BMR units shall be...; ...does not exceed 50 ~~60~~ percent of the median income for ...; delete the last sentence; delete #7a(2).

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

RESOLUTION NO. 14268

14. 96.383C (PEPPER)

4377-79 MISSION STREET, southeast corner at Avalon Avenue; Lot 28 in Assessor's Block 6013: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of three panel antennas on the roof and a base transceiver station on the ground floor of the existing three-story mixed use office/residential building as part of a wireless communication network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless

transmission network operated by Sprint Spectrum. The existing building is approximately 38 feet in height. Each antenna measures approximately six feet high by eight inches wide. The antennas would be mounted inside a 12-foot tall, 18-inch diameter tube. The top of the antennas would be approximately 50 feet above sidewalk grade. The base transceiver station, which requires an area 15 feet wide by 10 feet deep, would be located on the ground floor of the building.

(Continued from the Regular Meeting of December 5, 1996)

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

RESOLUTION NO. 14269

15. 96.648C (PEPPER)

310 TOWNSEND STREET, northwest side between 4th and 5th Streets; Lot 13 in Assessor's Block 3786: -- Request for Conditional Use authorization under Section 818.73 of the Planning Code to install a total of nine antennas and a base transceiver station on the roof of the existing commercial building as part of a wireless communication network in an SSO (Service/Secondary Office) District and a 65-X Height and Bulk District. The existing building is approximately 63 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 68 feet above sidewalk grade. The base transceiver station, which measures approximately 13 feet wide by five feet deep, would also be located on the roof.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

RESOLUTION NO. 14270

16. 96.682C (PEPPER)

5000-5026 GEARY BOULEVARD, northwest corner at 14th Avenue; Lots 24 and 25 in Assessor's Block 1446: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas on the roof of the existing commercial building and a base transceiver station behind an existing commercial building on the adjacent lot as part of a wireless communication network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The existing building is approximately 37 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately six feet high by eight inches wide. The tops of the antennas would be approximately 43 feet above sidewalk grade. The base transceiver station, which measures approximately 17 feet wide by 12 feet deep, would be located behind an existing building on the adjacent lot at the northern boundary of the property and would not be in a parking space.

SPEAKERS: Doris Lee, Darian

ACTION: Continued to 1/9/97

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

17. 96.649C (PEPPER)
3030 JUDAH STREET, northeast corner at 36th Avenue; Lot 10G in Assessor's Block 1790: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of six panel antennas behind proposed windows and on the building facade and a base transceiver station within the existing church as part of a wireless communication network in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. The existing building is approximately 57 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 55 feet above sidewalk grade. The base transceiver station, which measures approximately 18 feet wide by nine feet deep, would be located within the building.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

RESOLUTION NO. 14271

18. 96.658C (PEPPER)
5226 MISSION STREET, west side between Mount Vernon and Niagara Avenues; Lot 2B in Assessor's Block 7031: -- Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of three antennas on the roof and a base transceiver station on the third floor of the existing commercial building as part of a wireless communication network in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The existing building is approximately 37 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 49 feet above sidewalk grade. The base transceiver station, which measures approximately 13 feet wide by five feet deep, would be located within the existing building.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

RESOLUTION NO. 14272

19. 96.686C (PEPPER)
1111 JUNIPERO SERRA BOULEVARD, southeast corner at Shields Street; Lot 24 in Assessor's Block 7080: -- Request for Conditional Use authorization under Sections 710.83 and 209.6(b) of the Planning Code to install a total of three antennas on the existing steeple of the Temple Methodist Church and a base transceiver station adjacent to the existing church building as part of a wireless communication network in the RH-1 (Residential, House, One-Family) and NC-1 (Neighborhood Commercial Cluster) Districts and 26-X and 40-X Height and Bulk Districts. The existing steeple is approximately 122 feet in height. The antennas and

base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 69 feet above sidewalk grade. The base transceiver station, which measures approximately 16 feet wide by 11 feet deep, would be located adjacent to the existing building and would not be in a required parking space.

SPEAKERS: None

ACTION: Approved with conditions as drafted

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

RESOLUTION NO. 14272

AT APPROXIMATELY 5:00 P.M. THE PLANNING COMMISSION CONVENED INTO A SPECIAL DISCRETIONARY REVIEW HEARING.

20. 96.528D (PASSMORE/CHAVIS)
345 VALLEY STREET, south side between Sanchez and Noe Streets, Lot 037 in Assessor's Block 6620 - Request for Discretionary Review of Building Permit Application No. 9610492 proposing to build a deck and stairs into the rear yard at the second floor level of a single-family dwelling in an RH-2 (House, Two-Family) District.

SPEAKERS: Richard Starkeson, John Sculessinger, Cindy McDonald

ACTION: Following testimony, the Commission closed public hearing and continued this matter to 1/23/97 with instructions that absent commissioners listen to hearing tapes and review case material prior to final action.

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

21. 96.598D (PASSMORE/PUTRA)
2865 DIVISADERO STREET, west side between Union and Green Streets, Lot 002 in Assessor's Block 0951 - Request for Discretionary Review of Building Permit Application No. 9614546 proposing to extend the existing 3rd floor master bedroom to the rear within the existing building envelope of a 3-story over-basement single-family dwelling in an RH-1 (House, One-Family) District.

ACTION: Without hearing, continued to 1/16/ 97.

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

22. 96.662D (PASSMORE/WANG)
2335 LEAVENWORTH STREET, west side between Chestnut and Lombard Streets, Lot 005 in Assessor's Block 0068 - Request for Discretionary Review of Building Permit Application No. 9615829 proposing to construct a new three-story over-basement, single-family dwelling with a garage on street level in an RH-1 (House, Single-Family) District. The original single-family dwelling was destroyed by fire.

SPEAKERS: Arthur Albrecht, Mrs. Mary Jay, Hell Selleck, Andrew B., Dan Phips, Bob Appleton

ACTION: Under their discretionary review powers, the Commission approved this project as proposed.

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

23. 96.636D (PASSMORE/IONIN)
2514 LAKE STREET, north side between 26th and 27th Avenues, Lot 047 in Assessor's Block 1332 - Request for Discretionary Review of Building Permit Application No. 9616261 proposing a deck at the rear of the building in an RH-1 (House, Single-Family) District.

SPEAKERS: Pan Schiller, Mrs. Daniels, John Traversaro

ACTION: Under their discretionary review powers, the Commission approved this project as proposed.

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

24. 96.676D (PASSMORE/WANG)
437 LIBERTY STREET, south side between Noe and Sanchez Streets, Lot 039 in Assessor's Block 3604 - Request for Discretionary Review of Building Permit Application No. 9612469 proposing construction of a second floor addition, at the existing one-story over garage, single family dwelling.

ACTION: Without hearing, continued to 1/9/ 97.

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

25. 96.704D (PASSMORE/OMOKARO)
462 SECOND AVENUE, east side between Anza and Geary Boulevard, Lot 030 in Assessor's Block 1543 - Request for Discretionary Review of Building Permit Application No. 9619807 proposing for the alteration of the first, second and third floors, and the addition of a fourth story in an RH-2 (Residential House, Two-Family) District.

ACTION: Without hearing, continued to 1/16/ 97.

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

Adjournment -- 6:40 P.M.

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JANUARY 9 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

ADDENDUM

MINUTES
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 19, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

E. REGULAR CALENDAR

94.155E

(DEUTSCH)

PROPOSED PORT OF SAN FRANCISCO WATERFRONT LAND USE PLAN

ENVIRONMENTAL IMPACT REPORT. Certification of Final Environmental Impact

Report. The Port's Waterfront Land Use Plan is proposed to provide land use policy for all property under jurisdiction of the Port of San Francisco, extending generally from the Hyde Street Pier to India Basin, about 7.5 miles and including about 630 net acres. The EIR analyzes potential environmental impacts of various development and activities that could occur under policies of the proposed Plan. Implementation of the Plan would require changes to the City General (Master) Plan, City Planning Code, and Zoning Map; and changes to Bay Conservation and Development Commission regulations.

NOTE: The period for receipt of comments on this document closed on July 24, 1996. The commission held a public hearing to receive testimony on the Draft EIR on July 11, 1996. No testimony will be taken at this meeting.

ACTION: Without hearing, continued to 1/9/ 97.

AYES: Antenore, Chinchilla, Joe, Marks, Mills

ABSENT: Lowenberg and Martin

THE DRAFT MINUTES WERE PROPOSED FOR ADOPTION AT THE REGULAR MEETING OF THE PLANNING COMMISSION ON THURSDAY, JANUARY 9 1997.

ACTION: Approved as drafted

AYES: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin

ABSENT: Mills

